



# 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, August 16, 2016

6:00 PM

Council Chambers

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Study Session Meeting to be held at 3:00 PM in the Study Session Room

#### A. STUDY SESSION

- A.1 [16-205](#) Discuss regular City Council meeting agenda items.
- A.2 [16-214](#) Receive a presentation from the Sister City Committee regarding an invitation to visit Garbsen Germany.
- A.3 [16-198](#) Receive an update regarding the Aquatic Center indoor pool tile.
- A.4 [16-222](#) Discuss the City Manager's balanced budget and organizational funding requests related to the adoption of the Farmers Branch 2016-17 fiscal year budget.
- A.5 [16-223](#) Receive an update regarding the John F. Burke Nature Preserve Master Plan.
- A.6 [16-206](#) Discuss agenda items for future City Council meetings.

#### B. INVOCATION & PLEDGE OF ALLEGIANCE

#### C. CEREMONIAL ITEMS

- C.1 [16-215](#) Presentation of the Fire Department's Award of Exemplary Action to Farmers Branch residents David White and Jamie Reed.
- C.2 [16-216](#) Consider approving a grant application and accepting a donation from the Firehouse Subs Public Safety Foundation in the form of an automatic external defibrillator valued at \$1,695 to the Police Department; and take appropriate action.
- C.3 [16-218](#) Consider appointment of Jeanne Sawyer as a Board Member Emeritus of the Senior Advisory Board, presentation of a proclamation recognizing her service; and take appropriate action.
- C.4 [16-219](#) Consider Board and Commission appointments; 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 [16-207](#) Consider approving minutes of the regular City Council meeting held on August 2, 2016; and take appropriate action.
- G.2 [16-225](#) Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road; and take appropriate action.
- G.3 [16-226](#) Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A; and take appropriate action.

**H. PUBLIC HEARINGS**

- H.1 [16-210](#) Conduct a public hearing to consider adopting a maximum property tax rate of 60.56-cent on September 20, 2016; and take appropriate action.
- H.2 [ORD-3388](#) Conduct a public hearing and consider adopting Ordinance No. 3388 continuing and readopting the curfew for minors, Article II of Chapter 46 of the Code of Ordinances of the City of Farmers Branch; and take appropriate action.

- H.3 [R2016-073](#) Conduct a public hearing and consider approving Resolution No. 2016-073 granting a Detailed Site Plan for a multifamily apartment complex at 14650 Landmark Boulevard; and take appropriate action.
- H.4 [ORD-3386](#) Conduct a public hearing and consider adopting Ordinance No. 3386 granting a Specific Use Permit to allow the sale of alcoholic beverages in a qualified restaurant at 11482 Luna Road, Suite 150; and take appropriate action.
- H.5 [ORD-3387](#) Conduct a public hearing and consider adopting Ordinance No. 3387 granting a Specific Use Permit allowing an indoor firearms range training facility to be located at 14400 Midway Road; 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.

**I. EXECUTIVE SESSION**

- I.1 [16-209](#) Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:
- Deliberate regarding the purchase, exchange, lease, or sale of real property located south of Valley View, North of 635, East of I35 and West of Webb Chapel
- Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code:
- Deliberate regarding a financial offer or other incentive to a business prospect. Project Landmark

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

**K. 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 at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Posted by: \_\_\_\_\_  
City Secretary

Date posted: \_\_\_\_\_



# City of Farmers Branch

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75234

## Staff Report

File Number: 16-205

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**Agenda Date:** 8/16/2016

**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

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75234

## Staff Report

File Number: 16-214

**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.2

**Receive a presentation from the Sister City Committee regarding an invitation to visit Garbsen Germany.**

### BACKGROUND:

The City of Farmers Branch has proudly maintained a Sister City program for over 30 years. Relationships with Garbsen Germany and Bassetlaw England have allowed the City and residents the opportunities for educational, social and Economic Development exchanges over the years.

### DISCUSSION:

Sister City Garbsen, Germany has extended an invitation to Farmers Branch to join them June 15 - 21, 2017 to celebrate their 50th anniversary with Sister City Herouville St. Clair, France and their 40th anniversary with Bassetlaw, England. Sister City Chair, Janie Scarbrough will make a presentation to City Council to discuss the invitation.

# CITY COUNCIL **SISTER CITY UPDATE**

August 16, 2016



**FARMERS  
BRANCH**

# Background

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Farmers Branch Sister City relationship with Bassetlaw England began in 1980 and Garbsen Germany in 1990

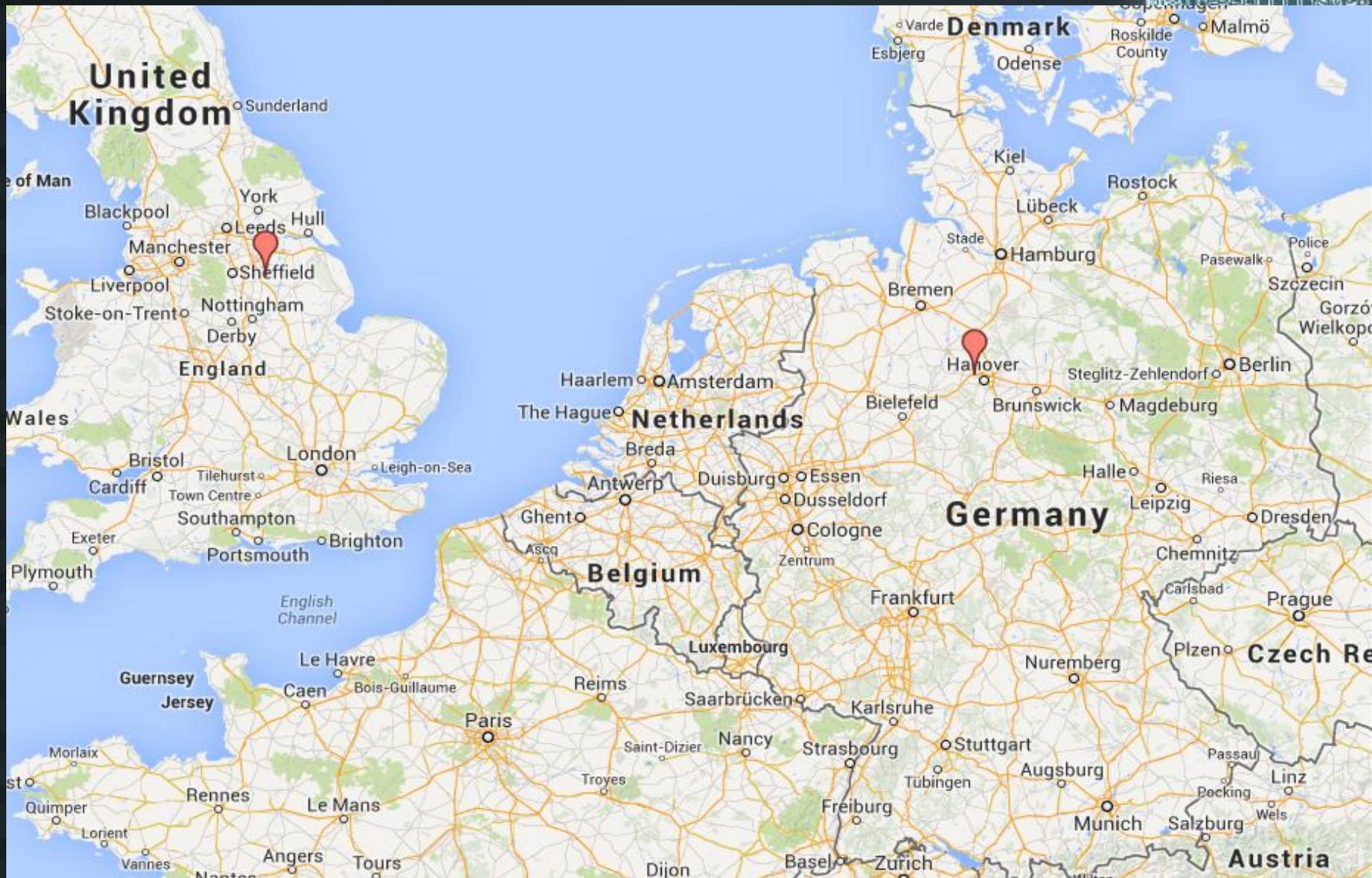
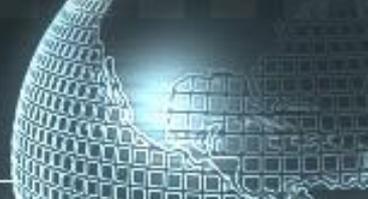
- The Sister City relationship consists of:
  - Communications between dignitaries
  - Visits between cities
  - Student exchange programs
- The goal of the program is to advance peace and prosperity through cultural, educational, humanitarian, and economic development exchanges.

# Sister Cities

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- **Bassetlaw** is the northernmost district of Nottinghamshire, England. It encompasses 246 sq miles with a population of 113,000
- **Garbsen** is a town in the district of Hanover, in Lower Saxony, Germany. It encompasses 30.62 sq miles with a population of 59,516



# Recent Communication

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- Garbsen officials have extended an invitation to attend:
  - 50<sup>th</sup> Anniversary Herouville St. Clair, France
  - 40<sup>th</sup> anniversary with Basetlaw, England
- June 15-21, 2017
- Host family accommodations



**Questions?**



# City of Farmers Branch

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75234

## Staff Report

File Number: 16-198

Agenda Date: 8/16/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.3

### Receive an update regarding the Aquatic Center indoor pool tile.

#### Background:

There has been an ongoing issue with a white residue gradually building up on the indoor pool deck tile at the Aquatics Center since October 2015. The Aquatics Center staff's daily procedure is to wash the tile down with water, along with a light brushing to rinse the pool water on the deck in to the sanitary sewer and to take off any material on the tile. When the white residue buildup was noticed, staff tried performing cleaning tests to attempt to find a chemical to clean the white residue, but was unable to find a solution. On January 20, 2016 a warranty claim was submitted through Gallagher Construction on this issue.

The following is the sequence of events since the claim was filed:

- On January 31st, a vendor was contracted to clean the tile. The vendor could not clean the tile with the standard chemicals or the chemicals recommended by Trinity flooring.
- On March 15, 2016, Gallagher Construction arranged a meeting at the Aquatics Center with all Aquatics Center project contractors involved with the design, specifications, tile, and installation. In this meeting, the tile vendor attempted to clean and scrub test areas with five different chemicals and was unable to clean it. The focus from that meeting was to find the cause of the white residue on the tile.
- Gallagher Construction voluntarily sent out and paid for testing on the tile and the white residue on tile. Dallas Laboratories test results dated May 16, 2016 stated the white residue was efflorescence and the report discussion stated, "Tile was well-fired non-porous tile, but the blue glaze appears to be susceptible to chlorine attack which causes a whitish efflorescence to appear on the tile surface."
- Gallagher Construction provided the test results to the Aquatics Center project contractors and worked to get a resolution on the issue.
- Gallagher Construction arranged a second on-site meeting on July 7, 2016 with all the Aquatics Center project contractors. The tile vendor agreed to send out and pay for testing on the tap water, pool water and tile samples. In addition, a

dual step cleaning solution was presented to clean the tile.

- On July 14th, the City requested the tile be cleaned until the test results came back. Gallagher Construction voluntarily paid for the tile cleaning.
- On July 15th the tile cleaning project started and took over 6 days involving a two-step process with two chemicals and manual scrubbing to clean it.
- On August 9, 2016 test results were received and indicated:
  - Tile - No definitive issue
  - Pool water - The results came back with the alkalinity being within the acceptable range for pools, although it is on the low end of the scale and could lead to calcium buildup. This is currently being addressed.

### Recommendation

It is recommended to clean the tile floor one more time and apply a water based sealant. At the same time increase the pool water alkalinity to the high end of the range and change the daily cleaning procedure in using a recommended cleaning product. The water based tile sealant would have to be maintained at a maximum of twice a year. Staff will evaluate the effectiveness of this process over the next six months. If the process does not work, tile replacement funding is available in remaining Aquatic Center bond contingency funds.

The recommendation is based on:

- Test results - not conclusive in determining the exact cause of the white residue.
- Non-slip aspect of the existing tile with no slip fall accidents since opening.
- Other standard pool deck options with increased slip aspects.
- Test tile area with sealant applied having no signs to date of a white residue buildup and maintains the non-slip aspect.

### Attachments

1. Pictures - Before and After Cleaning

Pictures Prior to Cleaning



Pictures as it was cleaned – showing the contrast





# City of Farmers Branch

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75234

## Staff Report

File Number: 16-222

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**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Procedural Item

**Agenda Number:** A.4

**Discuss the City Manager's balanced budget and organizational funding requests related to the adoption of the Farmers Branch 2016-17 fiscal year budget.**

DISCUSSION:

City Administration will be present to answer questions related to the City Manager's balanced budget and organizational funding requests in the proposed Farmers Branch 2016-17 fiscal year budget.



# City of Farmers Branch

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## Staff Report

File Number: 16-223

Agenda Date: 8/16/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.5

### Receive an update regarding the John F. Burke Nature Preserve Master Plan.

#### BACKGROUND:

The John F. Burke Nature Preserve is made up of 104 acres of land adjacent to the Elm Fork of the Trinity River immediately north of Valley View Lane. The Nature Preserve was made possible through leases between the City and the North Texas Tollway Authority (NTTA) and between the City and the Valwood Improvement Authority (VIA). The southern third of the preserve is owned by NTTA, the middle by the City, and the northern third by VIA.

Phase 1 of the Master Plan, an Inventory and Analysis of the John F. Burke Nature Preserve was completed in August 2011. It included an introduction to the site, a terrain model, visual analysis, inventory and analysis of natural resources, including a habitat and wildlife inventory and habitat management.

Dunaway Associates LP was hired on March 3, 2016 to complete the John F. Burke Nature Preserve Master Plan. A committee was selected to work with Dunaway to develop the Master Plan. The committee consists of three Park Board members, City Staff, A Master Naturalist, a resident actively involved in scouting and Eagle Scout projects, and representatives from the Carrollton Farmers Branch ISD, North Texas Tollway Authority and the Valwood Improvement Authority.

The committee met on February 25, 2016 to discuss a vision and brainstorm ideas for the project. A second meeting with the Dunaway was held in March to discuss the planning process and program list and tour the preserve. The committee toured four sites on a benchmark trip on April 21, 2016. A public meeting to get input was held on Wednesday May 25, 2016. The meeting was well attended. Dunaway gave a brief overview of the master plan process and shared the site overview. Opportunities and constraints were discussed as well as a benchmark trip review and take-aways. The attendees liked the ideas and the general feeling was they wanted to leave the park as natural as possible.

After the public meeting Dunaway prepared a draft for the committee to review and the plan was amended based on the committee's recommendations. The draft of the proposed Master Plan was presented to the Parks and Recreation Board on August 9, 2016 and the Board unanimously

recommend adoption to City Council.

The proposed Master Plan will be presented to City Council at Study Session on August 16, 2016. The Master Plan, with any modifications desired by City Council, will be brought back for adoption in September.



# John F. Burke Nature Preserve Master Plan

*City Council Update*  
August 16, 2016

# Advisory Committee

**Mike Hawkins**, *Park Board*

**Barbara Leedy**, *Park Board*

**Peggy Smith**, *Park Board*

**Rodger Cramer**, *FB Resident*

**Jim McIntosh**, *Master Naturalist*

**Pat Canuteson**, *Valwood Improvement Authority*

**Mark Schallhorn**, *Carrollton-Farmers Branch ISD*

**Tony Lucido**, *NTTA*

**Andy Gilles**, *FB Director of Planning*

**Randy Walhood**, *FB Director of Public Works*

**Jeff Harting**, *FB Director of Parks & Recreation*

**Charles Cancellare**, *FB Parks & Recreation*

**Pam Smith**, *FB Parks & Recreation*

**Mitzi Davis**, *FB Parks & Recreation*

**Kerry Phillips**, *FB Parks & Recreation*

**Steve Pace**, *FB GIS*

# Planning Process

## Data Gathering

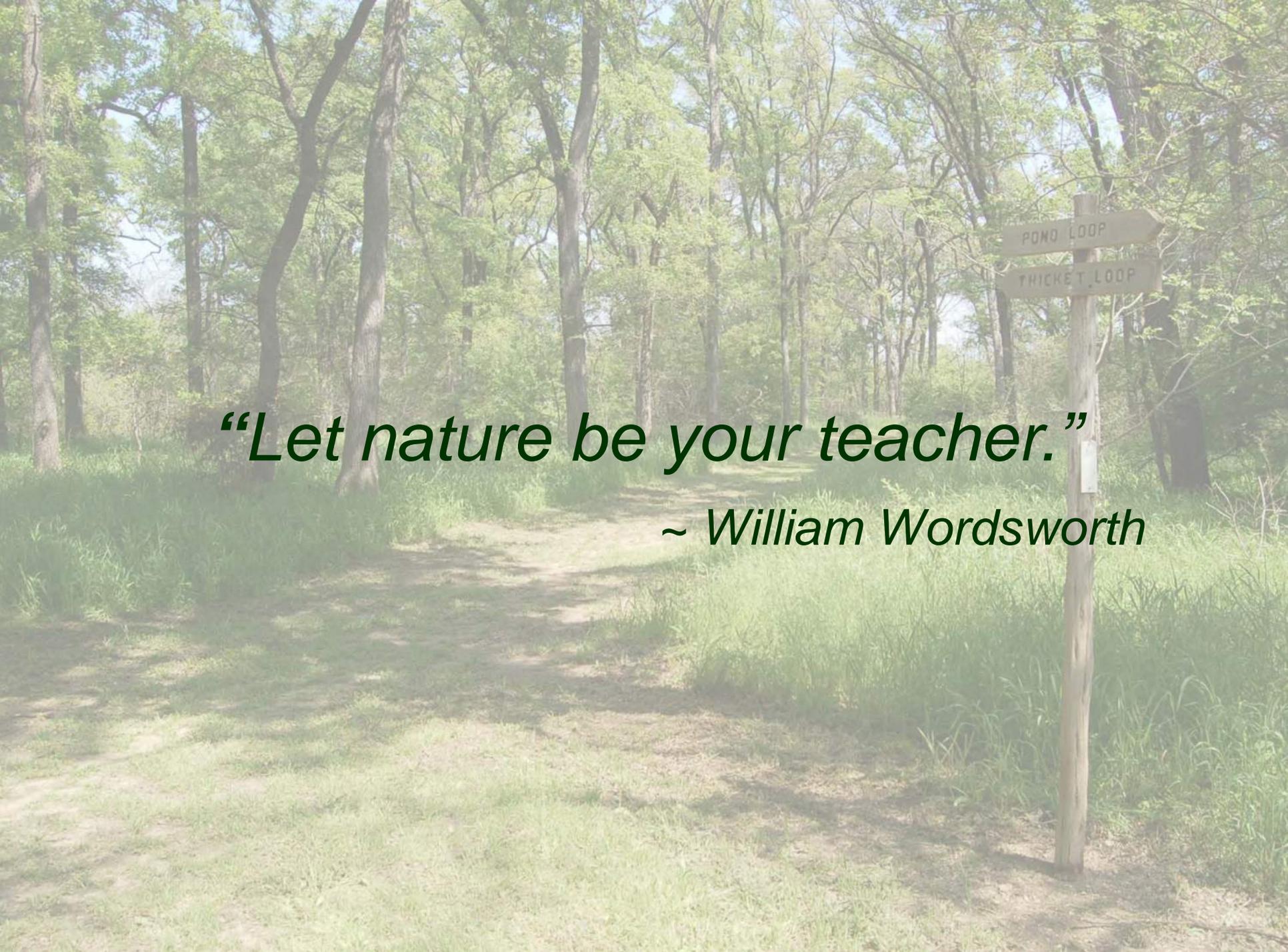
- ✓ Base Mapping
- ✓ Advisory Committee Kick Off & Site Review
- ✓ Site Analysis

## Benchmarking & Programming

- ✓ Visit DFW Benchmark Projects
- ✓ Develop Initial Program List
- ✓ Community Meeting

## Concept Development & Final Master Plan

- ✓ Concept Plan
- ✓ Preliminary Master Plan (w/ Cost Estimate)
- ✓ **Presentation to Park Board / Council**
- Final Master Plan



*“Let nature be your teacher.”*

*~ William Wordsworth*



# Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS

# Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS



**Entry / Arrival**



Picnic Stations

Gateway Columns

Wayfinding Trailhead

Group Pavilion

Wayfinding Trailhead

Future Trail Network Connection

Monument Sign

Native Plantings

Parking

Restrooms

Bus Parking

Hike & Bike Trail (12')

Future Trail Network Connection



**Monument Sign**



**Parking Improvements**



**Bus Parking**



**Restroom**



**Group Pavilion**

# Master Plan

- ENTRY / ARRIVAL
- **CORE ACTIVITIES**
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS



**Core Activities**



Elm Fork Trinity River

**Group  
Camping**

Soft  
Trails

Native Plant  
Restoration

Soft  
Trails

Council  
Ring

**Activity  
Pond**

Boardwalk

Pier

Bench  
Seating

Wildlife  
Blind

Event  
Lawn

Picnic  
Stations

Gateway  
Columns

Canopy  
Boardwalk

Concrete  
Trail Loop

Amphitheater  
Classroom

Wayfinding  
Trailhead

**River  
Overlook**

**Group  
Pavilion**

Wayfinding  
Trailhead



**Event Lawn**



**Pond Trail Loop**



↑  
WETLANDS TRAIL  
LENGTH: 0.97 miles (round trip)  
ELEVATION: approx. 45 meters  
NOTE: occasionally may  
be scented of wildlife  
Audubon

← PRAIRIE TRAIL  
← OVERLOOK TRAIL

**Boardwalk Trails**



**Observation Platforms**



**Council Ring**



**Amphitheater Classroom**



**Canopy Boardwalk**



**River Overlook**

# Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- **THE WOODS**
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS





Observation Platform

Native Plant Restoration

Wetland Overlook

Lookout Point

Lookout Point

Soft Trails

Hike & Bike Trail/  
Service Access

Upper Woods

Wildlife Blind

Boardwalk

Interpretive Trailhead

Seasonal Restrooms

Outdoor Classroom

Open Meadow

Wayfinding Signage

Elm Fork Trinity River

Group Camping

Soft Trails

Native Plant Restoration

President George Bush Turnpike

Soft Trails

Council Ring



Park Trail Map

For more information, please visit our website.

**Soft Trails**



**Wildlife Blinds**



**Observation Platform**



**Educational Signage**



Wildlife Blind

Event Lawn

Bench Seating

Concrete Trail Loop

Picnic Stations

Gateway Columns

Wayfinding Trailhead

Canopy Boardwalk

Amphitheater Classroom

Group Pavilion

River Overlook

Lower Woods

Wayfinding Trailhead

Monument Sign

Native Plantings

Future Trail Network Connection

Parking

Restrooms

Bus Parking

Soft Trails

Hike & Bike Trail (12')

Future Trail Network Connection

Pedestrian Bridge

Veloweb Connection to Champion Trails

Gateway Columns

Wayfinding Trailhead

Paddling Trail Launch



**Soft Trails**



**Pedestrian Bridge**



**Lookout Points**



## Gateway & Veloweb Connection



**Paddling Trail Launch**

# The Wetlands



# Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- **THE WETLANDS**
- MEADOW RESTORATION
- UPPER POND
- TRAILS



**Open Meadow**

Soft Trails

Wayfinding Trailhead

Native Plant Restoration

**Wetland Overlook**

Lookout Point

Lookout Point

Hike & E Service

Observation Platform

Soft Trails

**Upper Woods**

Wildlife Blind

Boardwalk

Interpretive Trailhead





**Boardwalk Trails**



**Lookout Points**

**At one time wetlands were considered to be wastelands that should be drained or destroyed.** Their ecological and environmental functions were little understood or appreciated until it was almost too late.

In the last 200 years in the state of Texas, over 56% of the wetlands have been lost in large part due to agriculture where the wetlands were drained for farming. The increased pressure from urban development is a growing concern for the remaining wetlands.

## Why are WETLANDS Important?

In an age when man has forgotten his origins and is blind even to his most essential needs for survival, water along with other resources has become the victim of his indifference.

— Rachel Carson



### Today Wetlands are Recognized for the Complex Benefits They Hold

#### FLOOD CONTROL



Wetlands near streams and rivers provide a place for floodwaters to be absorbed and slowly released. This is beneficial by decreasing erosion and flood damage, and decreasing potential property loss.

#### AQUIFER RECHARGE

Wetlands ability to store and slowly release water replenishes ground water supply and recharges aquifers. The East Fork Wetland lies over the Trinity Aquifer.



#### WATER QUALITY



Wetland plants improve water quality through their ability to absorb the impurities in the water. They slow the water so that sediment will settle to the soils underneath.

#### WILDLIFE HABITAT

Wetlands provide habitat for countless diverse species of wildlife including birdland and migratory waterfowl like ducks and geese, songbirds, mammals, amphibians, insects, and reptiles. Crustaceans too.



#### NUTRIENT SOURCE



Wetlands hold nutrients which becomes the food supply that supports the food web. These nutrients are then passed up the food chain and eventually reach people.

#### ECONOMIC RESOURCE

The coastal marshes of Texas are marshes for shrimp, fish, and crabs. These wetlands provide an excellent habitat for game mammals, waterfowl, and many coastal fisheries.



#### RECREATION



Wetland provide recreation for fishing, hunting, photography, wildlife viewing, and canoeing. These activities not only improve the local economy but provide an excellent educational for youth.

#### EDUCATION

Wetland provide excellent educational opportunities for students. Wetlands are an excellent natural laboratory for studying the interactions of the natural world.



Interpretive Signage



**Wildlife Viewing**

# Meadow Restoration



## Master Plan

- ENTRY / ARRIVAL
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- THE WOODS
- THE WETLANDS
- **MEADOW RESTORATION**
- UPPER POND
- TRAILS



Elm Fork Trinity River

Open Lawn Pond

Open Meadow

Observation Platform

Wayfinding Trailhead

Access Gate

Future Trail Network Connection

Soft Trails

Native Plant Restoration

Wetland Overlook

Lookout Point

Lookout Point

Soft Trails

Upper Woods

Wildlife Blind

Hike & Bike Trail/ Service Access

Boardwalk

City of  
City of Far

Wayfinding Signage

Seasonal Restrooms

Outdoor Classroom

Interpretive Trailhead

Open Meadow

President George Bush Turnpike

Group Camping

Soft Trails

Native Plant Restoration

Soft Trails



**Meadow Trail**



**Interpretive Trailhead**



**Outdoor Classroom**



**Outdoor Classroom**

# Upper Pond



# Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- **UPPER POND**
- TRAILS





**Education / Interaction**



**Picnicking**



**Wildlife Viewing**



**Nature Trails**





**Concrete Trails**



**Soft Trails**



**Nature Trails**

## SUMMARY OF BUDGET TOTALS:

### A. ESTIMATED CONSTRUCTION COSTS

1.	GENERAL SITE ITEMS	\$525,000.00
2.	UPPER POND	\$141,000.00
3.	WETLAND/EDUCATIONAL OVERLOOK	\$668,550.00
4.	MEADOW RESORATION AREA	\$547,250.00
5.	CORE ACTIVITIES	\$721,450.00
6.	WOODS	\$1,502,850.00
7.	ENTRY / ARRIVAL	\$558,970.00

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BASE TOTAL	\$4,665,070.00
+/- 10% CONTINGENCY	\$500,000.00
<b>CONSTRUCTION TOTAL</b>	<b>\$5,165,070.00</b>

B. OWNERS COSTS (Geotech, Testing, TDLR, Archaeological Survey, USACE Permitting, etc.) (Approx. 2% of Construction)	\$100,000.00
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C. A&E SERVICES	\$465,000.00
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**PROJECT BUDGET TOTAL:**

**\$5,730,070.00**



# Discussion



# City of Farmers Branch

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## Staff Report

File Number: 16-206

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**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.6

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



# City of Farmers Branch

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## Staff Report

File Number: 16-215

Agenda Date: 8/16/2016

Version: 1

Status: Ceremonial

In Control: City Council

File Type: Proclamation

Agenda Number: C.1

### **Presentation of the Fire Department's Award of Exemplary Action to Farmers Branch residents David White and Jamie Reed.**

#### BACKGROUND:

At 09:05 on Monday July 4th, 2016 the Farmers Branch Fire Department responded to a house fire at 13640 Littlecrest, the home of longtime Farmers Branch residents William & Shirley Mitchell.

Within 4 minutes of dispatch, the first Farmers Branch Engine arrived on location to find heavy fire and smoke coming from the dwelling. Farmers Branch firefighters quickly began fire attack, but the deeply seated fire had already consumed the attic. The intensity of the fire forced fire crews from the inside of the home and into a defensive, exterior position. Despite the best efforts of the Farmers Branch, Addison and Carrollton Fire Departments, the house was a total lost.

Prior to the arrival of the Fire Department, Mr. David White and Ms. Jamie Reed saw the smoke coming from their neighbor's home. Without concern for their own safety, Mr. White and Ms. Reed went to the burning house and assisted the elderly residents away from the raging fire and to safety.

Farmers Branch Police Lieutenant Jay Siegel was one of the first public safety officers to arrive on location. Lieutenant Siegel witnessed the actions of Mr. White and Ms. Reed, and provided a detailed report of their actions to the Fire Department.

Because of their selfless and swift action to ensure the safety of their neighbors, the Fire Department is proudly awarding both David White and Jamie Reed our Award of Exemplary Action for their noble efforts in support of our community.

#### ATTACHMENTS:

1. Award of Exemplary Action to David White
2. Award of Exemplary Action to Jamie Reed

*Farmers Branch Fire Department  
Award of Exemplary Action*

Presented to

David White



In recognition of your contributions at the fire scene of Mr. and Mrs. Mitchell's residence on July 4th, 2016. Your selfless and swift actions ensured the safety of our residents.

Thank you for your noble efforts and support of our community.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steve Parker, Fire Chief

\_\_\_\_\_  
Date

*Farmers Branch Fire Department  
Award of Exemplary Action*

Presented to

**Jamie Reed**



In recognition of your contributions at the fire scene of Mr. and Mrs. Mitchell's residence on July 4th, 2016. Your selfless and swift actions ensured the safety of our residents.

Thank you for your noble efforts and support of our community.

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Bob Phelps, Mayor

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Date

---

Steve Parker, Fire Chief

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Date



# City of Farmers Branch

Farmers Branch City Hall  
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## Staff Report

File Number: 16-216

Agenda Date: 8/16/2016

Version: 1

Status: Ceremonial

In Control: City Council

File Type: Donation

Agenda Number: C.2

**Consider approving a grant application and accepting a donation from the Firehouse Subs Public Safety Foundation in the form of an automatic external defibrillator valued at \$1,695 to the Police Department; and take appropriate action.**

### BACKGROUND:

The Firehouse Subs Public Safety Foundation Automatic External Defibrillator (AED) Grant Gift Campaign has awarded the Farmers Branch Police Department a Physio-Control LifePak AED system. Michael Davies, Franchisee for the Galleria location in Farmers Branch, contacted the Farmers Branch Police Department on June 27, 2016, and explained the Grant Gift campaign. With his assistance, an application was submitted and the AED was awarded on July 1, 2016. The police patrol division currently deploy three AED units in the field daily. As first responders, police officers have utilized the AED units to resuscitate patients suffering from a heart attack, which has on several occasions contributed to successful recoveries. The Physio-Control LIFEPAK defibrillator is valued at \$1,695. Michael and Rebecca Davies, the Firehouse Subs Franchisee, own and operate the store located at 13465 Inwood Rd., Farmers Branch, Texas 75244. Rebecca is here today to present the gift.

### DISCUSSION:

The Physio-Control LifePak AED donated by the Firehouse Subs Public Safety Foundation will supplement the current City's supply and enhance the police department's life-saving capabilities.

### RECOMMENDATION:

City Administration recommends approving the grant application and accepting the donation from the Firehouse Subs Public Safety Foundation in the form of an Automatic External Defibrillator valued at \$1,695 to the police department.

### POSSIBLE COUNCIL ACTION:

1. I move to approve the grant application and accept the donation from the Firehouse Subs Public Safety Foundation in the form of an Automatic External Defibrillator valued at \$1,695 to the police department.
2. I move to deny the grant application and not accept the donation from the Firehouse Subs Public Safety Foundation in the form of an Automatic External Defibrillator valued at \$1,695 to the police department.
3. I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Firehouse Subs Public Safety Foundation Gift Campaign Grant Application.
2. Thank you letter.



**Firehouse Subs Public Safety Foundation  
Sorensen AED Fund – 1,000 AED Gift Campaign  
Automated External Defibrillator (AED) Grant Application**  
All fields must be completed in order to be considered.

*To be filled out by Firehouse Subs restaurant:*

Name of the Area Representative: RYAN FRANKLIN  
 Name of the Franchisee: Constance & Michael Davies  
 Firehouse Subs (franchisee) restaurant address and #: 340-B  
13465 Inwood Rd Farmers Branch Tx 75244

*To be filled out by Grant Applicant:*

Today's Date: 06/27/2016  
 Name of Organization: City of Farmers Branch Police Department  
 EIN/Federal ID Number: 756003955  
 Address: 3723 Valley View Lane  
 City, State & Zip Code: Farmers Branch, Texas 75244  
 Contact Person: Mark Young  
 Title/Position: Deputy Chief Police  
 Mobile Phone Number: 214-537-5647  
 Email: mark.young@farmersbranchtx.gov  
 Alternate Contact and Phone Number: (required) David Hale  
972-800-7005  
 Community(s) served: 1

Please choose (1) from the brands and models below. The Sorensen AED Fund will purchase the requested AED and ship to the address submitted on this grant application form.\*

**Please check the box next to the AED you choose for your department's police cruiser, and initial.**

- Cardiac Science G5 Multilingual, package including 2 sets of electrodes, carry case, ready kit  
[www.cardiacscience.com](http://www.cardiacscience.com)
- Philips Heartstart FRx includes 2 sets of pads, infant/child key, FRx case, and fast response kit  
[www.usa.philips.com](http://www.usa.philips.com)
- SMJ* Physio-Control LifePak CR including 2 sets of electrodes, battery charger, carry case, and Ambu Res-Cue Mask kit [www.physio-control.com](http://www.physio-control.com)
- Zoll AED Plus AED Plus with AED Cover with Public Safety PASS Cover, Batteries, CPR-D Padz, Softcase <http://www.zoll.com>

**Applicant: Please email the completed Grant Application to:  
Foundation@FirehouseSubs.com**  
**Or mail to: Firehouse Subs Public Safety Foundation-AED Grant Program**  
 3400-8 Kori Road, Jacksonville FL 32257

\*If the shipping address is different from the address listed on this application please submit the correct shipping address.  
**Application must be received (not postmarked) no later than Friday, August 26, 2016 – 5 p.m. EST**  
 Firehouse Subs Public Safety Foundation is a 501 c 3 non-profit, EIN: 20-3588745



## FARMERS BRANCH

August 16, 2016

Michael & Rebecca Davies  
Firehouse Subs  
13465 Inwood Road  
Farmers Branch, Texas 75244

Dear Michel and Rebecca,

On behalf of the City Council, the citizens of Farmers Branch, and the City Staff I thank you for the generous donation of the Physio-Control LifePak defibrillator valued at \$1,695.00 to the Farmers Branch Police Department. Keeping our community safe has always been a top priority in Farmers Branch and we appreciate your support.

Sincerely,

Bob Phelps  
Mayor



# City of Farmers Branch

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

## Staff Report

File Number: 16-218

**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Ceremonial

**In Control:** City Council

**File Type:** Proclamation

**Agenda Number:** C.3

**Consider appointment of Jeanne Sawyer as a Board Member Emeritus of the Senior Advisory Board, presentation of a proclamation recognizing her service; and take appropriate action.**

### BACKGROUND:

The position of Board Member Emeritus was created to allow long time board members to resign from their position and still have the ability to remain actively involved as an Ex Officio member. Long time board members typically have a wealth of experience and knowledge and can continue to serve and offer great value to the City.

### DISCUSSION:

Jeanne Sawyer recently termed out after serving for 16 years on the Senior Advisory Board. The Senior Advisory Board voted to recommend Jeanne Sawyer as a Board Member Emeritus for the Senior Advisory Board.

### RECOMMENDATION:

Recommended motion by City Administration to appoint Jeanne Sawyer as Board Member Emeritus of the Senior Advisory Board.

### ATTACHMENTS:

1. Ordinance No. 2668
2. Proclamation



ORDINANCE NO. 2668

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS,  
AMENDING CHAPTER 2, ARTICLE II, ADMINISTRATION, OF THE FARMERS  
BRANCH CODE OF ORDINANCES, CREATING THE POSITION OF BOARD  
MEMBER EMERITUS FOR CERTAIN BOARDS OF THE CITY.

WHEREAS, boards and board members provide a vital service to the continuing success of Farmers Branch; and

WHEREAS, long time board members have made significant contributions to the community and are a wealth of valuable knowledge; and

WHEREAS, after years of service some board members may desire to retire from service but are still willing and able to contribute and provide valuable assistance; and

WHEREAS, creating the honorary title of Board Member Emeritus will allow long-time board members of certain boards to step down from a regular board position but still be an active, non-voting supporter of the respective board.

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

SECTION 1. The honorary position of Board Member Emeritus is hereby created for designated City of Farmers Branch boards including the Library Board, the Parks and Recreation Board, the Historical Preservation and Restoration Board, the Housing Finance Corporation Board, the Industrial Development Corporation Board and the Senior Advisory Board.

SECTION 2. City Council may, at their discretion, appoint individuals to become a Board Member Emeritus for certain designated City boards.

SECTION 3. To be qualified to be appointed as a Board Member Emeritus an individual must be a resident of Farmers Branch, have a cumulative total of at least fifteen (15) years of dedicated and distinguished service to the Farmers Branch boards and commissions; may be recommended to City Council by a Farmers Branch board or commission; and must be appointed as a Board Member Emeritus by action of the City Council.

SECTION 4. An individual appointed as a Board Member Emeritus is an honorary non-voting board member; shall receive all information that regular board members of the respective board receive; may attend all board functions of the appointed board,

may participate in all discussions related to board matters; may serve on committees; shall not be a voting member of the board nor of any committee of the board; shall not fill in as a voting board member when other members are absent; and shall abide by the provisions of the Ethics Ordinance as applicable to regular board members.

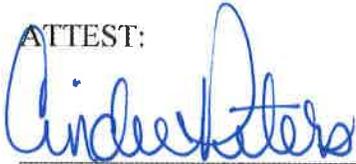
SECTION 5. A Board Member Emeritus shall continue as a resident of Farmers Branch in order to maintain the title of Board Member Emeritus.

SECTION 6. Attendance of a Board Member Emeritus at a board meeting shall not be counted toward completing a quorum of the board nor toward completing a quorum on any committee of the board; attendance at board meetings for a Board Member Emeritus is optional to the Emeritus Member.

SECTION 7. Due to the legal nature of the business conducted by certain boards and commissions of the City of Farmers Branch, this ordinance shall be applicable only to the Library Board, the Parks and Recreation Board, the Historical Preservation and Restoration Board, the Housing Finance Corporation Board, the Industrial Development Corporation Board and the Senior Advisory Board.

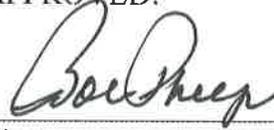
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 22 OF July, 2002.

ATTEST:



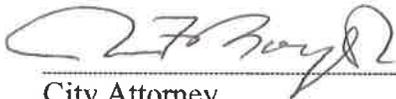
City Secretary

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

# Proclamation

*To Jeanne Sawyer for Service on  
Senior Advisory Board*

- WHEREAS** Jeanne Sawyer served as a member of the Senior Advisory Board from 2000 to 2016 providing 16 years of outstanding service to the community; and
- WHEREAS** Jeanne Sawyer contributed freely of her time, energies and abilities toward enriching the community; and
- WHEREAS** Jeanne Sawyer has always been, and continues to be, a strong advocate of the Senior Center and its programming; and
- WHEREAS** Jeanne Sawyer meets and exceeds the requirements set forth by City Ordinance to become a Board Member Emeritus; and
- WHEREAS** the members of the Senior Advisory Board unanimously voted to recommend Jeanne Sawyer's appointment as Board Member Emeritus for City Council consideration; and
- WHEREAS** Jeanne Sawyer has given selflessly to the community for many years and is truly deserving of this honor.

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

**Jeanne Sawyer**

Appreciation and thanks for the service she has rendered to the City of Farmers Branch, Texas during his tenure on Senior Advisory Board.

**Bob Phelps, Mayor**



# City of Farmers Branch

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

## Staff Report

File Number: 16-219

Agenda Date: 8/16/2016

Version: 1

Status: Ceremonial

In Control: City Council

File Type: Report

Agenda Number: C.4

### **Consider Board and Commission appointments; and take appropriate action.**

#### BACKGROUND:

With the resignation of David Honnoll from the Planning and Zoning Commission and the resignation of Ernie Tiller from the Parks and Recreation Board, the City currently has two (2) vacancies. As vacancies occur, City Council may appoint members to fill any open positions(s) on a Board or Commission.

#### DISCUSSION:

Currently, the City has received fourteen (14) applications for the Planning and Zoning Commission. The following applicants have met all background requirements, and are eligible to serve:

- Marvin Burrows
- Tamara Cleghorn
- Robert Davis
- Michael Driskill (*Bond Committee*)
- Micah Harleaux (*Sustainability Committee*)
- Sarah Langhorst (*Parks & Rec*)
- Debbie Lehman (*Community Watch*)
- David McCool
- David Merritt
- Ruben Rendon
- Alejandro Rojas
- Robert Schies
- Dale Shaffer (*Senior Advisory*)
- Johnathan Smith (*ZBA Board*)

The City has also received twelve (12) applications for the Parks and Recreation Board. The following applicants have met all background requirements, and are eligible to serve:

- Sharon Aston (*Senior Advisory Board*)
- Wanda Barker
- Michael Driskill (*Bond Committee*)
- Connie Hardy (*Historical Board*)
- Micah Harleaux (*Sustainability Committee*)
- Alex Kaplinsky

- Debbie Lehman (*Community Watch*)
- David Merritt
- Lyndia Mills (*Community Watch*)
- Dawn Ramos (*Family Advisory*)
- Robert Schies
- Shirley Shaffer

RECOMMENDATION:

City Administration recommends selecting one (1) Planning and Zoning Commission member and one (1) Parks and Recreation board member who are Farmers Branch residents, who have met all Board and Commissions background requirements, be appointed to fill unexpired terms.

ATTACHMENTS:

1. Applications for Planning and Zoning Commission
2. Current Board Member List - Planning and Zoning Commission
3. Applications for the Parks and Recreation Board
4. Current Board Member List - Parks and Recreation Board

ACTION:

1. Move to appoint \_\_\_\_\_ on the Planning and Zoning Commission and appoint \_\_\_\_\_ on the Parks and Recreation Board to fill unexpired terms.
2. Move to take no action and seek more applicants to fill the vacancy.

## **Planning & Zoning**

### **Applicants**

- Marvin Burrows
- Tamara Cleghorn
- Robert Davis
- Michael Driskill (*Bond Committee*)
- Micah Harleaux (*Sustainability Committee*)
- Sarah Langhorst (*Parks & Rec Board*)
- Debbie Lehman (*Community Watch*)
- David McCool
- David Merritt
- Ruben Rendon
- Alejandro Rojas
- Robert Schies
- Dale Shaffer (*Senior Advisory*)
- Johnathan Smith (*ZBA Board*)

RECEIVED

MAY 16 2016

CITY SECRETARY'S OFFICE



FARMERS BRANCH

APPLICATION  
BOARDS AND COMMISSIONS

NAME: MARVIN BURROWS WORK NUMBER: 214-556-4716

ADDRESS: 3303 S CARLETON DR HOME NUMBER: 469-360-9445

E-mail Address: [REDACTED]

Spouse's Name (optional): LAURA "STAR"

Resident of Farmers Branch 33 years. Registered Voter? Yes # [REDACTED] No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: SALES INTERIOR CONTRACT FURNISHINGS

Employer: FURNITURE MARKETING GROUP, INC.

Address (optional): 6100 WEST PLANO PARKWAY SUITE # 1400

If any previous Board or Commission experience (in any City), state details:  
NO

List memberships of any Civic Organizations:  
NONE OTHER THAN CHRIST UNITED METHODIST CHURCH

List any particular qualifications which you think might be beneficial in serving on a board  
GRADUATE ARCHITECT WITH A BACHELORS DEGREE IN ARCHITECTURE  
75 UNIVERSITY OF HOUSTON - THESES IN URBAN PLANNING.

- CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:
- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
  - METROCREST HOSPITAL AUTHORITY (2 Year Term)
  - LIBRARY BOARD (2 Year Term)
  - PARKS AND RECREATION BOARD (2 Year Term)
  - PLANNING AND ZONING COMMISSION (3 Year Term)
  - SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
  - ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
  - HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
  - INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
  - HOUSING FINANCE CORPORATION (6 Year Term)
  - VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
  - COMMUNITY WATCH COMMITTEE (2 Year Term)
  - FAMILY ADVISORY BOARD (3 Year Term)
  - SUSTAINABILITY COMMITTEE (3 Year Term)



RECEIVED

JUL 01 2015

CITY MANAGER'S OFFICE

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: TAMARA Cleghorn WORK NUMBER: [REDACTED]

ADDRESS: 14614 Cyprus Point Drive HOME NUMBER: [REDACTED]

Spouse's Name (optional): DON

Resident of Farmers Branch 25 years. Registered Voter  Yes # [REDACTED]

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Homemaker / Volunteer 24 years / Advertising 10 years

Employer: \_\_\_\_\_

Address: \_\_\_\_\_

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

PLANNING + ZONING - FB 2000

List memberships of any Civic Organizations:

Junior League of Dallas, Certified Tour Ambassador, PTA Life Member (President)  
Jesuit Museum Docent, Dallas Children's Advocacy Center, Neighborhood Watch Organizer

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

Experienced multitasker w/ clear, concise verbal + written skills  
good problem solver, ability to bring people together

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

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

David Baker / Bond Committee





FARMERS  
BRANCH

Application  
ON file

**APPLICATION  
BOARDS AND COMMISSIONS**

NAME: Michael Driskill WORK NUMBER: 469-733-2509

ADDRESS: 13410 Onyx Lane, F.B. HOME NUMBER: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Spouse's Name (optional): N/A

Resident of Farmers Branch 12 years. Registered Voter? Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: \_\_\_\_\_

Employer: \_\_\_\_\_

Address (optional): \_\_\_\_\_

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

\_\_\_\_\_

List memberships of any Civic Organizations:

\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
active member F. Branch Citizens Bond  
Committee since beginning 2016

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- 2nd  LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- 1st  PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

APPLICATION  
BOARDS AND COMMISSIONS

NAME: MICAH HARLEAUX WORK NUMBER: \_\_\_\_\_  
ADDRESS: 2607 DIXIANA HOME NUMBER: 214-966-2613  
E-mail Address: \_\_\_\_\_

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 7 months years. Registered Voter? Yes No

If less than 2 years: prior address 329. E. Colorado Blvd 75203 Length 2 years

Occupation: IT PROJECT MANAGER

Employer: TANDEM THEORY

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
\_\_\_\_\_  
\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
HAVE PREVIOUSLY WORKED IN THE SITE LOCATION AND ANALYSIS CONSULTING INDUSTRY

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

### BOARDS AND COMMISSIONS APPLICATION

NAME: Sarah Langhorst WORK NUMBER: \_\_\_\_\_  
ADDRESS: 3034 Lanta Ln, Farmers Branch 75234 HOME NUMBER: 972-345-8378

E-mail Address: \_\_\_\_\_

Spouse's Name (optional): Justin Langhorst

Resident of Farmers Branch 3.5 years. Registered Voter? Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Public Relations

Employer: Spm Communications Inc.

Address (optional): 2030 Main Street, Suite 325, Dallas, TX 75261

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

List memberships of any Civic Organizations:  
Public Relations Society of America

List any particular qualifications which you think might be beneficial in serving on a board  
media relations, e-suite communications, speech writing, crisis communications, social media, events, presentations, media training, community relations

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- OTHER Citizen Bond Committee



FARMERS  
BRANCH

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Debbie Lehman WORK NUMBER: 972 968 6333

ADDRESS: 13737 Maple Heartside PL HOME NUMBER: 972-816-9934

E-mail Address: [REDACTED]

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 56 years. Registered Voter?  Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Buyer Specialist

Employer: Carrollton-Farmers Branch ISD

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
Volunteer NBC Weather, North TX Food Bank, Water Tower Theater

List any particular qualifications which you think might be beneficial in serving on a board  
Passionate About the City, long time history detail oriented  
HAVE TIME, Good Listener

- CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:
- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
  - METROCREST HOSPITAL AUTHORITY (2 Year Term)
  - LIBRARY BOARD (2 Year Term)
  - PARKS AND RECREATION BOARD (2 Year Term)
  - PLANNING AND ZONING COMMISSION (3 Year Term)
  - SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
  - ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
  - HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
  - INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
  - HOUSING FINANCE CORPORATION (6 Year Term)
  - VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
  - COMMUNITY WATCH COMMITTEE (2 Year Term)
  - FAMILY ADVISORY BOARD (3 Year Term)
  - SUSTAINABILITY COMMITTEE (3 Year Term)

SCANNED

AUG 07 2015



CITY MANAGER'S OFFICE

SCANNED

AUG 07 2015

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: DAVID F. Mc COOL WORK NUMBER: 2149950930

ADDRESS: 14033 Tanglewood Drive FB HOME NUMBER: 4695227849

Spouse's Name (optional): KATHY

Resident of Farmers Branch 11 years. Registered Voter? Yes # [redacted] No [initials]

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: CPA / Financial Planner

Employer: McCool Wealthcare Mgmt

Address: 3100 LBJ Freeway #1200, DALLAS 75234

If any previous Board or Commission experience (in any City), state details:  
Charter Member of Carrollton Signage Approval Board in the 1980's. Chairman of that committee

List memberships of any Civic Organizations:  
Former member of C/FB Rotary Club. Former "Red Coat" with Metrocrest Chamber of Commerce.

List any particular qualifications which you think might be beneficial in serving on a board  
Board of Governors Brookhaven Country Club since 2005. Current Chairman. Chairman 2008-2009. Chaired numerous BCC committees. Hobby is taking an idea and turning it into an event or a functioning committee.

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 55 YEARS OF AGE OR OLDER)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- 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
- OTHER \_\_\_\_\_



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS OFFICE

NAME: DAVID MERRITT WORK NUMBER: [REDACTED]

ADDRESS: 3303 HIGHLAND MEADOW DRIVE FARMERS BRANCH TX 75201 PHONE NUMBER: 972 406 1601

Spouse's Name (optional): DANA MERRITT

Resident of Farmers Branch 27 years. Registered Voter? (Yes) [REDACTED] No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: IT CONSULTANT

Employer: FEDERAL RESERVE BANK OF DALLAS

Address: 2200 NORTH PEARL STREET DALLAS TEXAS 75201

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

F.B. PLANNING AND ZONING COMMISSION - ALTERNATE COMMISSIONER AND CHAIRMAN 1990-2006

F.B. COMMUNITY SCHOOL BOARD RELATIONS COMMITTEE - MEMBER

List memberships of any Civic Organizations:

CHRIST UNITED METHODIST CHURCH - LOCAL MISSIONS (SUPPORTING METROCREST SOCIAL SERVICES)

AS WELL AS SUPPORTING LOCAL YOUTH AND YOUNG ADULTS VIA THE APPALACHIA SERVICE PROJECT.

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

I am a PROJECT MANAGEMENT PROFESSIONAL CERTIFIED BY PROJECT MANAGEMENT INSTITUTE

I ALSO HOLD PROFESSIONAL CERTIFICATIONS IN RISK INFORMATION SYSTEMS AND INFORMATION SECURITY FROM ISACA. ADDITIONALLY MUCH OF MY CAREER HAS BEEN FOCUSED ON BUSINESS ANALYSIS AND PROCESS IMPROVEMENT.

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

- \_\_\_\_\_ ANIMAL SHELTER ADVISORY COMMITTEE
- \_\_\_\_\_ METROCREST HOSPITAL AUTHORITY
- \_\_\_\_\_ LIBRARY BOARD
- 1 \_\_\_\_\_ PARKS AND RECREATION BOARD
- 2 \_\_\_\_\_ PLANNING AND ZONING COMMISSION
- \_\_\_\_\_ SENIOR ADVISORY BOARD (MUST BE 55 YEARS OF AGE OR OLDER)
- \_\_\_\_\_ ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- \_\_\_\_\_ 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
- \_\_\_\_\_ OTHER \_\_\_\_\_

Cleared Background check for Whittington 1/13/16

Seeking Re-APP. ZBH



FARMERS BRANCH

SCANNED

MAY 09 2016

APPLICATION  
BOARDS AND COMMISSIONS CITY MANAGER'S OFFICE

NAME: Ruben Rendon Jr. WORK NUMBER: 972-968-5800

ADDRESS: 13240 Veronica Rd. HOME NUMBER: 972-243-4636

E-mail Address [REDACTED]

Spouse's Name (optional): Norma

Resident of Farmers Branch 44 years. Registered Voter? Yes # No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: School Psychologist

Employer: Camberton F. Branch ISD

Address (optional): \_\_\_\_\_

If any previous Board or Commission experience (in any City), state details:  
Pol 2 For 11 years in Farmers Branch

List memberships of any Civic Organizations:  
\_\_\_\_\_  
\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
I have been a member of a STATE Board a School board and the Finance Council at Mary Immaculate Church

- CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:
- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
  - METROCREST HOSPITAL AUTHORITY (2 Year Term)
  - LIBRARY BOARD (2 Year Term)
  - PARKS AND RECREATION BOARD (2 Year Term)
  - PLANNING AND ZONING COMMISSION (3 Year Term)
  - SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
  - ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
  - HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
  - INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
  - HOUSING FINANCE CORPORATION (6 Year Term)
  - VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
  - COMMUNITY WATCH COMMITTEE (2 Year Term)
  - FAMILY ADVISORY BOARD (3 Year Term)
  - SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

RECEIVED

MAY 10 2016

CITY SECRETARY'S OFFICE

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Alejandro Rojas WORK NUMBER: 956-494-3373

ADDRESS: 3066 Amber Ln HOME NUMBER: ---

E-mail Address: [REDACTED]

Spouse's Name (optional): Abigail Rojas

Resident of Farmers Branch 2.5 years. Registered Voter?  Yes # --- No

If less than 2 years: prior address --- Length ---

Occupation: Consumer Banking

Employer: Citizens Bank

Address (optional): ---

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

List memberships of any Civic Organizations:  
Big Brother Big Sister Program

List any particular qualifications which you think might be beneficial in serving on a board  
I work in consumer banking and have a background in finance and economics.

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)



MAY 10 2016



FARMERS  
BRANCH

CITY SECRETARY'S OFFICE

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Dale Huff WORK NUMBER: 214-289-3825

ADDRESS: 3290 Execution Circle HOME NUMBER: 912-620-8399

E-mail Address: [REDACTED]

Spouse's Name (optional): Shirley

Resident of Farmers Branch 30 years. Registered Voter? Yes # No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Retired

Employer: \_\_\_\_\_

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
\_\_\_\_\_  
\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
experience in dealing w. people

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

RECEIVED

MAY 10 2016

CITY SECRETARY'S OFFICE

APPLICATION  
BOARDS AND COMMISSIONS



NAME: Jonathan Smith WORK NUMBER: \_\_\_\_\_

ADDRESS: 3917 Clubway Lane HOME NUMBER: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 5 1/2 years. Registered Voter? Yes #  \_\_\_\_\_

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Contracts Manager

Employer: Rm G Networks

Address (optional): Addison

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

\_\_\_\_\_

List memberships of any Civic Organizations:

I've dropped them all. except: Election Judge March of Dimes  
Volunteer

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

Understanding legal concepts, contracts.

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)

# PLANNING AND ZONING COMMISSION

## MEMBERS

1	Nancy Hardie
2	Bronson Blackson
3	<b><i>VACANT</i></b>
4	Jason O'Quinn
5	Tim Yarbrough
6	David Moore
7	Chris Brewer
8	Cory Plunk
9	Sergio De Los Santos

## **Parks and Recreation**

### **Applicants**

- Sharon Aston (*Alternate, Senior Advisory Board*)
- Wanda Barker
- Michael Driskill (*Bond Committee*)
- Connie Hardy (*Historical Board*)
- Micah Harleaux (*Sustainability Committee*)
- Alex Kaplinsky
- Debbie Lehman (*Community Watch*)
- David Merritt
- Lyndia Mills (*Community Watch*)
- Dawn Ramos (*Family Advisory*)
- Robert Schies
- Shirley Shafer



RECEIVED

MAY 13 2016

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

CITY MANAGER'S OFFICE

NAME: Sharon Aston WORK NUMBER: 972-764-7021  
ADDRESS: 3515 Brookline Lane HOME NUMBER: 972-233-3967(H)  
E-mail Address: [REDACTED]

Spouse's Name (optional): Robert Stewart

Resident of Farmers Branch 1 1/2 years. Registered Voter? Yes # No

If less than 2 years: prior address 14711 Sherlock Dr., Addison, TX 75001 Length 21 years

Occupation: CPA

Employer: RSM US LLP

Address: 13355 Noel Road, Ste 800, Dallas, TX 75240

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

Town of Addison Bond Advisory Committee  
Addison Community Partners Bureau (Transition for Non-Profit to Council)  
Attended Town of Addison Academy my charity was The Family Place

List memberships of any Civic Organizations:

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

Adopted Kitten from Animal Shelter

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 55 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 Sustainability Committee

MAY 10 2016



FARMERS  
BRANCH

CITY SECRETARY'S OFFICE

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Wanda Barker WORK NUMBER: 972-968-4315

ADDRESS: 2838 Barmine Way HOME NUMBER: [REDACTED]

E-mail Address: [REDACTED]

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 46 years. Registered Voter? Yes #  No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Secretary

Employer: C-FBISD

Address (optional): 2427 Carnick St.

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

List memberships of any Civic Organizations:  
Abi Citizens Academy - Dept of Public Safety Citizens Academy  
FB Branch Citizens Academy - Carrollton Police Citizens Academy

List any particular qualifications which you think might be beneficial in serving on a board  
8-10 years on Community Watch - C.O.P. Program

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)

*A*



FARMERS  
BRANCH

Application  
on file

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Michael Driskill WORK NUMBER: 469-733-2509

ADDRESS: 13410 Onyx Lane, F.B. HOME NUMBER: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Spouse's Name (optional): N/A

Resident of Farmers Branch 12 years. Registered Voter? Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: \_\_\_\_\_

Employer: \_\_\_\_\_

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:

List any particular qualifications which you think might be beneficial in serving on a board  
active member F. Branch Citizens Bond  
Committee since beginning 2016

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- \_\_\_\_\_ ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- \_\_\_\_\_ METROCREST HOSPITAL AUTHORITY (2 Year Term)
- 2nd \_\_\_\_\_ LIBRARY BOARD (2 Year Term)
- \_\_\_\_\_ PARKS AND RECREATION BOARD (2 Year Term)
- 1st \_\_\_\_\_ PLANNING AND ZONING COMMISSION (3 Year Term)
- \_\_\_\_\_ SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- \_\_\_\_\_ ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- \_\_\_\_\_ HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- \_\_\_\_\_ INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- \_\_\_\_\_ HOUSING FINANCE CORPORATION (6 Year Term)
- \_\_\_\_\_ VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- \_\_\_\_\_ COMMUNITY WATCH COMMITTEE (2 Year Term)
- \_\_\_\_\_ FAMILY ADVISORY BOARD (3 Year Term)
- \_\_\_\_\_ SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

SCANNED

FEB 02 2015

BOARDS AND COMMISSIONS  
APPLICATION

CITY MANAGER'S OFFICE

NAME: Connie Hardy WORK NUMBER: 214-729-8840  
 ADDRESS: 12946 Epps Field HOME NUMBER: 214-729-8840  
 E-mail Address: [REDACTED]  
 Spouse's Name (optional): HS Hardy  
 Resident of Farmers Branch 1 years. Registered Voter?  Yes  No  
 If less than 2 years: prior address 2001 Arbor Creek Dr Length 17 yrs  
Carrollton TX 75040  
 Occupation: Self employed  
 Employer: QuickView Technologies  
 Address (optional): 3939 Belt Line Rd Ste 190 Addison TX 75001  
 If any previous Board or Commission experience (in any City), state details:  
See attached

List memberships of any Civic Organizations:

See attached

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

See attached

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- OTHER \_\_\_\_\_

Passed background check - 1/16/15 per website



FARMERS  
BRANCH

APPLICATION  
BOARDS AND COMMISSIONS

NAME: MICAH HARLEAUX WORK NUMBER: \_\_\_\_\_  
ADDRESS: 2607 DIXIANA HOME NUMBER: 214-966-2613  
E-mail Address: \_\_\_\_\_

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 7 months years. Registered Voter? Yes # No.

If less than 2 years: prior address 329. E. Colorado Blvd 75203 Length 2 years

Occupation: IT PROJECT MANAGER

Employer: TADEM THEORY

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
\_\_\_\_\_  
\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
HAVE PREVIOUSLY WORKED IN THE SITE LOCATION AND ANALYSIS CONSULTING INDUSTRY

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
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- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)

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MAY 10 2016



CITY MANAGER'S OFFICE

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: ALEX KAPLINSKY WORK NUMBER: 972-241-9440

ADDRESS: 13650 LITTLECREST DR. HOME NUMBER: 972-243-3655

Spouse's Name (optional): YVETTE

Resident of Farmers Branch 45 years. Registered Voter?  Yes  No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: INDEPENDENT INSURANCE

Employer: KAPLINSKY INSURANCE SERVICES

Address: 13650 LITTLECREST DR FARMERS BRANCH

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

List memberships of any Civic Organizations: N/A

List any particular qualifications which you think might be beneficial in serving on a board  
BBA - SMC, MBA - Our Lady of the Lake, 23 years Telom Hardware Sales, 8 years Consumer Product Testing, RAISED ARABIAN HORSES for 34 years.

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 55 YEARS OF AGE OR OLDER)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- 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
- OTHER \_\_\_\_\_



FARMERS  
BRANCH

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Debbie Lehman WORK NUMBER: 972 968 6333

ADDRESS: 13737 Maple Heartside PL HOME NUMBER: 972-816-9934

E-mail Address [REDACTED]

Spouse's Name (optional): \_\_\_\_\_

Resident of Farmers Branch 56 years. Registered Voter? Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Buyer Specialist

Employer: Carrollton-Farmers Branch ISD

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
Volunteer NBC Weather, North TX Food Bank, Water Tower Theater

List any particular qualifications which you think might be beneficial in serving on a board  
Passionate About the City, long time history detail oriented  
Have Time, Good Listener

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
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- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS OFFICE

NAME: DAVID MERRITT WORK NUMBER: [REDACTED]

ADDRESS: 3303 HIGHLAND MEADOW DRIVE FARMERS BRANCH TX 75204 PHONE NUMBER: 972 406 1601

Spouse's Name (optional): DANA MERRITT

Resident of Farmers Branch 27 years. Registered Voter? (Yes) [REDACTED] No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: IT CONSULTANT

Employer: FEDERAL RESERVE BANK OF DALLAS

Address: 2200 NORTH PERAL STREET DALLAS TEXAS 75201

If any previous Board or Commission experience (in any City), state details:  
F.B. PLANNING AND ZONING COMMISSION - ALTERNATE COMMISSIONER AND CHAIRMAN 1990-2006  
F.B. COMMUNITY SCHOOL BOARD RELATIONS COMMITTEE - MEMBER

List memberships of any Civic Organizations:  
CHRIST UNITED METHODIST CHURCH - LOCAL MISSIONS (SUPPORTING METROCREST SOCIAL SERVICES)  
AS WELL AS SUPPORTING LOCAL YOUTH AND YOUNG ADULTS VIA THE APPALACHIA LEADERS PROJECT

List any particular qualifications which you think might be beneficial in serving on a board  
I AM A PROJECT MANAGEMENT PROFESSIONAL CERTIFIED BY PROJECT MANAGEMENT INSTITUTE  
I ALSO HOLD PROFESSIONAL CERTIFICATIONS IN RISK INFORMATION SYSTEMS AND INFORMATION SECURITY FROM ISACA  
ADDITIONALLY MUCH OF MY CAREER HAS BEEN FOCUSED ON BUSINESS ANALYSIS AND PROCESS IMPROVEMENT.

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

- \_\_\_\_\_ ANIMAL SHELTER ADVISORY COMMITTEE
- \_\_\_\_\_ METROCREST HOSPITAL AUTHORITY
- \_\_\_\_\_ LIBRARY BOARD
- 1 \_\_\_\_\_ PARKS AND RECREATION BOARD
- 2 \_\_\_\_\_ PLANNING AND ZONING COMMISSION
- \_\_\_\_\_ SENIOR ADVISORY BOARD (MUST BE 55 YEARS OF AGE OR OLDER)
- \_\_\_\_\_ ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- \_\_\_\_\_ 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
- \_\_\_\_\_ OTHER \_\_\_\_\_

*Cleared Background check for Whitman  
1/13/16*



FARMERS  
BRANCH

RECEIVED

MAY 12 2016

APPLICATION  
BOARDS AND COMMISSIONS

CITY MANAGER'S OFFICE

NAME: LYNDIA K. MILLS WORK NUMBER: 972 241 7

ADDRESS: 12612 SUNGLDWN LN HOME NUMBER: 972 241 7145

E-mail Address: [REDACTED]

Spouse's Name (optional): MARTIN "RAY" MILLS

Resident of Farmers Branch 5 years. Registered Voter? (Yes #) No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: RETIRED

Employer: \_\_\_\_\_

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
DES (NO LONGER)  
VFW (" " )

List any particular qualifications which you think might be beneficial in serving on a board  
AM INTERESTED IN KEEPING OUR CITY CLEAR & CRIME  
FREE. ALSO AM A MEMBER OF FP COP PROGRAM. FA DANCE  
CLUB

- CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:
- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
  - METROCREST HOSPITAL AUTHORITY (2 Year Term)
  - LIBRARY BOARD (2 Year Term)
  - PARKS AND RECREATION BOARD (2 Year Term)
  - PLANNING AND ZONING COMMISSION (3 Year Term)
  - SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
  - ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
  - HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
  - INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
  - HOUSING FINANCE CORPORATION (6 Year Term)
  - VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
  - COMMUNITY WATCH COMMITTEE (2 Year Term)
  - FAMILY ADVISORY BOARD (3 Year Term)
  - SUSTAINABILITY COMMITTEE (3 Year Term)



FARMERS  
BRANCH

RECEIVED

MAY 10 2016

CITY SECRETARY'S OFFICE

APPLICATION  
BOARDS AND COMMISSIONS

NAME: Dawn Ramos WORK NUMBER: \_\_\_\_\_

ADDRESS: 2101 Dixiana Dr HOME NUMBER: 214 493 1124

E-mail Address: \_\_\_\_\_

Spouse's Name (optional): Guillermo Ramos

Resident of Farmers Branch 2 years. Registered Voter?  Yes # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Sr Investigator

Employer: Bank of America

Address (optional): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

List memberships of any Civic Organizations:

\_\_\_\_\_  
\_\_\_\_\_

List any particular qualifications which you think might be beneficial in serving on a board  
former president of accounting honor society, volunteer @ my kids schools  
organized events for kids and families

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:

- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
- METROCREST HOSPITAL AUTHORITY (2 Year Term)
- LIBRARY BOARD (2 Year Term)
- PARKS AND RECREATION BOARD (2 Year Term)
- PLANNING AND ZONING COMMISSION (3 Year Term)
- SENIOR ADVISORY BOARD (MUST BE 50 YRS OF AGE OR OLDER) (2 Year Term)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS (2 Year Term)
- HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
- INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
- HOUSING FINANCE CORPORATION (6 Year Term)
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
- COMMUNITY WATCH COMMITTEE (2 Year Term)
- FAMILY ADVISORY BOARD (3 Year Term)
- SUSTAINABILITY COMMITTEE (3 Year Term)





FARMERS  
BRANCH

RECEIVED

MAY 12 2016

APPLICATION  
BOARDS AND COMMISSIONS

CITY MANAGER'S OFFICE

NAME: Shirley Shaffer WORK NUMBER: \_\_\_\_\_  
ADDRESS: 3200 Executive Circle HOME NUMBER: 972/620-8399  
E-mail Address: \_\_\_\_\_

Spouse's Name (optional): Dale

Resident of Farmers Branch 26 years. Registered Voter? (Yes) # \_\_\_\_\_ No

If less than 2 years: prior address \_\_\_\_\_ Length \_\_\_\_\_

Occupation: Retire laboratory Director

Employer: \_\_\_\_\_

Address (optional): \_\_\_\_\_

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

List memberships of any Civic Organizations:  
Farmers Branch Women's Club

List any particular qualifications which you think might be beneficial in serving on a board  
Have fully enjoyed the Historical Park and other parks & recreation for years - and now have time to help the city.

- CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON:
- ANIMAL SHELTER ADVISORY COMMITTEE (2 Year Term)
  - METROCREST HOSPITAL AUTHORITY (2 Year Term)
  - LIBRARY BOARD (2 Year Term)
  - PARKS AND RECREATION BOARD (2 Year Term)
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  - HISTORICAL PRESERVATION AND RESTORATION BOARD (2 Year Term)
  - INDUSTRIAL DEVELOPMENT CORPORATION (6 Year Term)
  - HOUSING FINANCE CORPORATION (6 Year Term)
  - VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT) (2 Year Term)
  - COMMUNITY WATCH COMMITTEE (2 Year Term)
  - FAMILY ADVISORY BOARD (3 Year Term)
  - SUSTAINABILITY COMMITTEE (3 Year Term)

# PARKS AND RECREATION BOARD

## MEMBERS

1	Sarah Langhorst
2	Mike Hawkins
3	Adriane Young
4	Jan Wooldridge
5	Robert Dye
6	Peggy Smith
7	Robert Stewart
8	Pat Thompson
9	Nic Rady
10	Barbara Leedy
11	<i>VACANT</i>
	Roy Morales (Emeritus)
	Margaret Young (Emeritus)



# City of Farmers Branch

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

## Staff Report

File Number: 16-207

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**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** G.1

**Consider approving minutes of the regular City Council meeting held on August 2, 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

Tuesday, August 2, 2016

6:00 PM

Council Chambers

#### Study Session Meeting to be held at 3:00 PM in the Study Session Room

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Terry Lynne, Deputy Mayor Pro Tem Ana Reyes, Council Member Mike Bomgardner
- Staff:** - Charles Cox City Manager, John Land Deputy City Manager, Amy Piukana City Secretary, Pete Smith City Attorney, Braden Metcalf City Attorney, Sid Fuller Police Chief, David Hale Deputy Police Chief, Sergeant Mike Hairston, Jeff Turley Detective, Jim Richardson, Kristofor Garrett Crime Prevention Coordinator, Angel Carrillo Police Officer, Richard Willborn Detective, David Barnett Detective, Erik Stokes Lieutenant, Kyle Boyce Corporal, Thinh Nguyen Officer, Jeremy Green Detective, Mike Vazquez Detective, LaJeana Thomas Executive Assistant Administration, Allison Cook Economic Development Manager, Stephanie Hall Economic Development Assistant, Andy Gillies Community Services Director, Randy Walhood Public Works Director, Hugh Pender Building Official, Shane Davis Environmental Services and Solid Waste Manager, Steve Parker Fire Chief, Tim Dedear Deputy Fire Chief/Fire Marshal, Brian Beasley Human Resource Director

#### A. STUDY SESSION

Mayor Phelps called the meeting to order at 3:01 p.m.

- A.1 [16-190](#) Discuss regular City Council meeting agenda items.

Mayor Pro Tem Froehlich asked that the City Manager clarify Agenda Item I.3. City Manager Charles Cox explained this is part of the tax rate adoption procedure and is required by State Law. Mr. Cox noted the budget is based on not having a tax rate increase. He further stated this starts the process and the City must adopt a maximum tax rate noting it can always be lowered. Council Member Lynne asked Mr. Cox if additional information including history of tax increases and decreases would be provided prior to budget adoption. Mr. Cox noted tonight's the last day to make the motion for the highest tax rate noting City Council will be provided more details during a budget workshop. Mayor Phelps asked City Council to set a date to hold a Budget Workshop meeting. City Council agreed to meet next Tuesday, August 9, 2016 at 1 p.m. to discuss budget items. Council Member Bomgardner asked for clarification regarding the bid differences on Agenda Item G.5, (Award of bid for Cooks Creek). Public Works Director Randy Walhood replied some bidders add bond cost, insurance and overhead, noting the City does not stipulate and only reviews the bottom line number.

**A.2 [16-196](#) Receive an update from DART Board of Director Faye Moses Wilkins.**

DART Board of Director Faye Moses Wilkins briefed City Council regarding Board Allocation, Core Capacity Program, Cotton Belt Corridor, and 2040 Transit System Plan. Ms. Wilkins noted DART currently has fifteen board members noting it is based on population and census results.

City Council had discussion regarding future expansions of the Cotton Belt, and fees for other cities to join DART now and in the future. Ms. Wilkins noted the original commitments will be made for the thirteen (13) original cities.

Deputy Mayor Pro Tem Reyes asked that we skip to Agenda Item A.4.

**A.4 [16-195](#) Receive a report on the findings and recommendations of the Compensation Study.**

Human Resource Director Brian Beasley introduced Nancy Berkley with Evergreen Solution, LLC. who briefed City Council regarding this item. Ms. Berkley reviewed the study process noting they conducted an employee outreach, reviewed the City's compensation philosophy, analyzed internal equity and reviewed classifications utilizing a Job Assessment Tool (JAT) results. She further stated they conducted salary and benefits surveys to analyze external equity of the current compensation system, and utilized internal and external equity results to develop new pay plans aligned with the City's desired market position, and slotted administrative classifications into new pay plans. She noted they utilized a balance of internal and external equity results, and estimated annualized salary costs to implement the new pay plans. Ms. Berkley reviewed the City's compensation philosophy, reviewed comparable benefits to peers for medical benefits, reviewed language incentives and certification pay. Ms. Berkley explained a salary survey was conducted with the following cities: City of Allen, Arlington, Carrollton, Coppell, Dallas, Denton, Fort Worth, Frisco, Grand Prairie, Grapevine, Irving, McKinney, Plano, Richardson, Rockwall, Southlake, Addison, Flower Mound and Highland Village. Ms. Berkley stated the salary range data for benchmark

classifications differential at range midpoint was -4.2%, noting midpoint is typically considered “market” as employees receiving pay at this point should be proficient and satisfactorily performing the duties of their classification.

Council Member Bomgardner asked what kind of increase has been provided to Public Safety within the past three (3) years. Mr. Beasley explained the Police and Fire Departments have both received step increases.

Deputy Mayor Pro Tem Reyes asked for clarification of competitive salary being in the mid-range. Mr. Beasley explained the median salary would be considered competitive. Mr. Beasley noted he will provide the market data and City Council sets the market. Mr. Beasley suggested increasing to a minimum of median plus a 5% pay increase for Public Safety.

Council Member Bomgardner asked if this increase has been included within the budget. City Manager Charles Cox replied it is included at 5% within the budget. Council Member Lynne noted Police Department salaries, in his opinion are a moving target.

Mr. Beasley explained the implementation plan at median income for 52 Administrative Employees estimated cost option would be \$55,351. He further stated to adjust 72 Fire Employees with same step plan, would cost \$266,783, and 72 Police Employees with same step plan would cost \$258,427, with a total cost of \$580,561.

Mr. Beasley explained the following costs would be incurred to move the following employees to median plus 5%: 94 Administrative employees estimated cost would be \$139,000, 72 Fire Department employees estimated cost would be \$537,000, 72 Police Department employees estimated cost would be \$531,000, with a total annualized estimated cost at \$1.2 million to include 238 employee's receiving adjustments. Mr. Beasley added that if Council decides to approve a 10 % increase to Fire and Police, the estimated cost would be \$1.9 million and a 15% pay increase to Fire and Police would cost \$2.9 million.

Council Member Norwood discussed the option to do mid-year budget funding for an immediate 5% increase for the Police Department, then an additional 5% next year.

Mr. Jim Richardson President of the Farmers Branch Police Association and Police Sergeant Mike Hairston spoke stating turnover is evident and noted pay does affect the applicant pool for hiring quality Police Officers. Sergeant Hairston noted the applicant pool is small and reminded City Council that he has to compete with other cities who have higher pay.

Deputy Mayor Pro Tem Ana Reyes noted there is a \$700,000 difference to provide a 10% increase suggesting utilizing the reserve amount of \$250,000 to offset cost.

Police Chief Sid Fuller spoke stating a 10% pay increase is fair, in his opinion. Chief Fuller urged City Council to not let Police Department salaries get behind market in the future.

City Council agreed to discuss this item again at the upcoming Special Called meeting scheduled for next Tuesday, August 9, 2016 at 1 p.m.

Mayor Phelps announced a recess at 4:50 p.m.

City Council reconvened into regular session at 5:00 p.m.

**A.5 [16-203](#) Discuss the City Manager's balanced budget and organizational funding requests related to the Proposed 2016-17 Fiscal Year Budget.**

City Manager Charles Cox briefed City Council regarding this item. Mr. Cox noted the key budget adoption dates are as follows: January 21<sup>st</sup> City Council Planning Retreat, June 10<sup>th</sup> City Council Planning Retreat, July 29<sup>th</sup> Proposed Budget to City Council, August 2<sup>nd</sup> Budget Workshop, August 16<sup>th</sup> Public Hearing on Tax Rate, September 6<sup>th</sup> Public Hearings on Tax Rate & Budget, September 20<sup>th</sup> Tax Rate/Budget Adoption and October 1<sup>st</sup> Budget Implementation. Mr. Cox noted the City Manager's proposed balanced budget includes: City Council Strategic Plan, Mission, Guiding Principles and Goals. It maintains the property tax rate at 60.2267 Cents, absorbs the Justice Center Debt Service (\$165,000 annually), implements an Employee Compensation System, includes a 9% Water & Sewer rate increase, no storm water fee increase, improves target fund balances, initial building security funding, and increases service levels.

Mr. Cox reviewed the primary General Fund Revenue and Expenditure drivers noting revenues include property tax is up \$1,525,000, building permits are up \$650,000, landfill is up \$986,000 and expenditures include an updated compensation system of \$1,000,000, landfill costs are up \$648,000, employee merit is up \$330,000, Contract Services (Trash Collection/Library) is up \$310,800, Economic Development Fund is up \$300,000, Fire Ladder Truck (100 ft) is up \$200,000, with (3) Full-Time positions up \$208,290, Farmers Market Grove improvements are up \$190,000, Firehouse Theatre ADA updates are up \$100,000, with overall up \$2,959,300. Mr. Cox reviewed major Capital Improvement Projects, reviewed FY 17 Fund Balance, reviewed the Tax Rate comparison, and reviewed the Residential Property Tax Impact of value change, Debt Service, and organizational requests.

Mayor Pro Tem Froehlich asked what dollar amount a 1% increase would amount to. Mr. Cox replied a 1% increase affects the budget by approximately \$470,000. Mr. Cox reviewed the Primary General Fund Revenue and Expenditure Drivers. He noted we are up overall \$2,959,300. He noted a future meeting has been set for August 9, 2016 to review the budget in more detail.

**A.3 [16-212](#) Receive an Economic Development Update.**

Deputy City Manager John Land provided a short video clip review of recent Economic Development projects.

Mayor Phelps recessed for a break at 5:37 p.m. City Council reconvened at 5:44 p.m.

**A.6 [16-193](#) Briefing by the City Attorney regarding regulations for the sale and consumption of alcoholic beverages for onsite consumption.**

This item was not discussed, City Council asked that the City Attorney discuss this item at the special called meeting scheduled for Tuesday, August 9, 2016 at City Hall.

**A.6 [16-191](#) Discuss agenda items for future City Council meetings.**

A future meeting was set for Tuesday, August 9, 2016 to discuss regulations for the sale and consumption of alcoholic beverages for onsite consumption, employee compensation and a budget workshop.

*Mayor Phelps skipped to Agenda Items J. Executive Session.*

City Council recessed into closed executive session at 5:46 p.m.

**J. EXECUTIVE SESSION**

**J.1 [16-183](#) Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate regarding:**

- Discuss the purchase, exchange, lease, or sale of real property located south of Valwood, north of Valley View, west of Webb Chapel, east of Josey Lane.
- Discuss the purchase, exchange, lease, or sale of real property located south of Valwood, north of Valley View, west of Marsh Lane, east of I35.

**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.

Mayor Phelps recessed from closed executive session at 5:56 p.m.

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

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

Council Member Norwood led the invocation and provided the Pledge of Allegiance.

**C. CEREMONIAL ITEMS**

**C.1 [16-199](#) Consider Board and Commission appointments; and take appropriate action.**

Mayor Pro Tem Froehlich asked to postpone this item to the August 16<sup>th</sup> City Council meeting.

**D. REPORT ON STUDY SESSION ITEMS**

Deputy Mayor Pro Tem Froehlich provided an update regarding Study Session items.

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

City Manager Charles Cox announced the following:

- The Farmers Branch Market's first Saturday event is a "Splish Splash Saturday" coming up this weekend, August 6, from 8 a.m. to 12 noon at the market's location in The Grove @ Mustang Crossing. The water theme is to combat the August heat and will include water games, a water slide, live entertainment by 'Over a Barrel' steel drum band. Additionally, there will be snow cones from Kona Ice and ice cream from Rolling Cone. Find out more at [farmersbranchmarket.com](http://farmersbranchmarket.com).
- If you've been on Valley View Lane recently, you've noticed two things:
  - First, the outlines of bicycles under two arrows in the outside lanes are shared lane markings, or "Sharrows," designed to notify motorists that bicyclists could use the lane as well. It's all part of the Trail Master Plan.
  - Also, you have, no doubt, noticed that the reconstruction of Valley View between Josey and Webb Chapel has begun. The entire project will last 10 months. In the meantime, alternate routes are recommended – especially during peak traffic hours.
- Chief Sid Fuller and the members of his Police Department are competing against their fellow officers in Addison, Coppell and Carrollton to see who can raise the most food donations in the 'Metrocrest Police Food Face-Off.' Donations can be dropped at the collection boxes at Farmers Branch City Hall, the Senior Center, Rec Center, Justice Center and Manske Library. Donations benefit the Metrocrest Services Food Pantry. Deadline is Friday, August 5.
- Thanks go to everyone involved in last month's Clear the Shelters Day at the Farmers Branch Animal Adoption Center. Adoption fees were waived for a single day in an effort to reduce the pet population at shelters across the Metroplex. In Farmers Branch, we were successful with 34 adoptable dogs and cats finding new homes.
- You can sign up for eNews at [farmersbranchtx.gov](http://farmersbranchtx.gov) to have current City news and information delivered directly to your eMail box.

**F. CITIZEN COMMENTS**

The following citizen wished to speak under citizen comments:

Megan Richardson spoke regarding salary compensation for Police Officers asking that the sacrifices they make on behalf of the community be considered when reviewing compensation.

**G. CONSENT ITEMS**

- G.1 [16-192](#) Consider approving minutes of the regular City Council meeting held on July 12, 2016; and take appropriate action.
- G.2 [R2016-055](#) Consider approving Resolution No. 2016-055, re-appointing Faye Moses Wilkins to the DART Board of Directors; and take appropriate action.
- G.3 [R2016-065](#) Consider approving Resolution No. 2016-065, approving the 2016-17 operating budget of the North Dallas County Water Supply Corporation; and take appropriate action.
- G.4 [R2016-068](#) Consider approving Resolution No. 2016-068 authorizing an Interlocal Agreement between City of Farmers Branch and Dallas County for Health and Human Services; and take appropriate action.
- G.4 [R2016-069](#) Consider approving Resolution No. 2016-069 awarding the bid for the Cooks Creek Gabion Repair at Fyke Road to Ark Contracting Services, LLC; and take appropriate action.

Motion made by Mayor Pro Tem Froehlich to approve Consent Items G.1 through G.4, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

#### H. PUBLIC HEARINGS

- H.1 [ORD-3381](#) Conduct a public hearing and consider adopting Ordinance No. 3381 approving a Specific Use Permit for a commercial indoor amusement facility located at 4372 Spring Valley Road; and take appropriate action.

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the applicant, GYSAT Ventures (Escape This), is proposing to develop an indoor gaming facility that presents a series of clues and puzzles aimed to bring out participants' inner detective. Mr. Gillies reviewed the site, noting the applicant plans to use a suite within the existing office / showroom building at Spring Valley Business Center to develop an indoor gaming facility where participants will work together, in each game room, to solve riddles and puzzles to find a specific object in the room in less than 60 minutes. He noted there are approximately 177 parking spaces provided. Mr. Gillies explained the maximum number of occupants is 49 people, noting doors will remain unlocked at all times.

Mr. Gillies noted ten (10) public notification letters were mailed on June 14th, 2016. He further stated two (2) zoning notification signs were also posted on site. As of July 25th, 2016 no letters of opposition to this Specific Use Permit request have been received by the City and the Planning and Zoning Commission has recommended approval.

Council Member Lynne asked if computers are being utilized in each room, if a waiting area would be available for parents, security systems or monitoring. Mr. Gillies replied cameras and monitoring will be in every room noting accommodations would be made for parents, and noted there is some interaction with computers. The applicant Jonathan Heath with GYSAT Ventures, spoke noting all doors are unlocked, noting a waiting area with television would be available and noted clues and riddles would be solved using audio equipment provided.

Deputy Mayor Pro Tem Reyes asked if games are age related, if children are allowed unaccompanied and the hours of operation. Mr. Heath noted a waiver would need to be signed on behalf of a minor and an adult must be present. Mr. Heath noted the games are made for all ages and team building is the goal. He further stated the hours of operation are Monday through Thursday by appointment only, Friday from 11:30 a.m. to midnight, Saturday from 10:00 a.m. through midnight and Sunday from 11:30 a.m. to 9:00 p.m.

Council Member Bomgardner asked if 49 people was the maximum occupancy and if parking is sufficient. Mr. Heath confirmed 49 people is the maximum occupancy and 177 parking spaces meets city requirements noting many attendees carpool to these events.

Mayor Phelps opened the public hearing. There was no one present that wished to speak.

Motion made by Mayor Pro Tem Froehlich to close the public hearing. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Council Member Bomgardner to approve Ordinance No. 3381, as presented. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**H.2 [ORD-3382](#) Conduct a public hearing and consider adopting Ordinance No. 3382 granting a Specific Use Permit to Parish Episcopal School for the addition of a Multipurpose Activity Center, Performance Hall/Center and Soccer Field at the existing 4101 Sigma Road location; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the existing approved Site Plan included a future expansion area for a gymnasium and an auditorium on the southern side of the main building. Mr. Gillies noted the Parish Episcopal School is requesting a Specific Use permit (SUP) to modify this future expansion area. Mr. Gillies noted the expansion will include the addition of new facilities at the existing school campus as follows: an indoor multipurpose activity center

(gymnasium) attached to the main building towards the existing semi-open courtyard on the south side of the building, an indoor performance hall attached to the main building on the eastern side, and a temporary outdoor soccer field east of Sigma Drive towards Midway Road. Mr. Gillies explained the new indoor gymnasium and support spaces will be approximately 22,400 square feet and will be connected and accessible from the existing main school building. He noted the new performance hall will be approximately 41,000 square feet and will be attached to the existing main building. The conceptual proposed floor plan for this new performance hall includes a main theater, open on three levels, with 612 seats and a smaller one-story theater with 116 seats at the first floor and a film screening room with 142 seats at the second level.

Mr. Gillies explained staff administratively approved a temporary soccer field and practice field in the area located east of Sigma Road and west of Midway. He further explained that with this SUP, Parish Episcopal School is requesting the formal approval of this soccer field.

Mr. Gillies noted the overall site plan amendment improvements include: redesign of the existing fire lane in the semi-open courtyard to fit the new layout with the gymnasium addition, landscape improvements along the eastern side of the building to accommodate the new performance hall, a new crosswalk for safe-crossing for pedestrians across Sigma Road and a connection to the soccer practice fields to the school area.

Council Member Lynne asked if a crosswalk signal light or flash light to allow safer pedestrian crossing would be added. Mr. Gillies noted the children will be supervised when crossing and noted the City has not mandated a flashing signal light at the crosswalk.

Council Member Lynne asked if there was one letter of opposition for this case. Mr. Gillies explained he did hear a complaint regarding noise and possible parking concerns. Deputy Mayor Pro Tem Reyes asked the applicant if he would agree to install a LED flashing cross walk at this location. Mr. Mark Kirkpatrick, Chief Financial Officer with Parish Episcopal School replied he would need to study the issue. He further stated the younger students would be supervised when using the crosswalk.

Mayor Phelps opened the public hearing. There was no one present that wished to speak. Motion made by Mayor Pro Tem Froehlich to close the public hearing. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Council Member Norwood to adopt Ordinance No. 3382, as presented. Council Member Lynne asked for discussion in regards to having a flashing warning light to allow a safer crossing. Council Member Reyes asked that Council Member Norwood withdraw his motion.

Main motion was withdrawn by Council Member Norwood.

After discussion, Council Member Norwood moved to adopt Ordinance No. 3382, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

*Mayor Phelps noted Agenda Item H.3 and H.4 would be considered together.*

**H.3 [ORD-3383](#) Conduct a public hearing and consider adopting Ordinance No. 3383 amending the Regulating Plan for Street Types of the Planned Development District No. 86 (PD-86) Station Area Code; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the Planned Development District No. 86 (PD-86) zoning district, also known as the “Station Area Code”, was created to foster a vibrant town center. Mr. Gillies noted the Farmers Branch Station Area Form-Based Code was adopted in 2005, amended in 2009 and 2012, and codified the concepts of the Conceptual Master Plan to ensure development is consistent with the overall vision and to allow for design flexibility throughout the district.

Mr. Gillies explained the “Station Area Code” (PD-86) is comprised of the following; Regulating Plan, Street Type Specifications, Building Envelope Standards, Streetscape Standards, Architectural Standards and Definitions. The proposed zoning amendment is referring to the Street Type Specifications of the Regulating Plan.

Mr. Gillies noted in order to accommodate the townhome development, staff considered the existing traffic volumes and existing street configuration as well as the street widths in order to provide for the needs of the proposed development. Currently, the Regulating Plan – Street Types within PD-86 classifies Vintage Street as “Street 66” configuration.

Mr. Gillies noted staff determined that the proposed street type for the portion of Vintage Street between Bee and Goodland Street be changed from “Street 66” to “Street 58” configuration standards. Mr. Gillies further stated the current configuration of Vintage Street is a 20 ft. wide right-of-way comprised of two 10-foot traffic lanes that are undivided. Mr. Gillies explained the intent of this proposed amendment is to change the street type for the portion of Vintage Street between Bee and Goodland Streets to “Street 58” configuration which proposes a narrower street right-of-way, to minimize the impact of the land dedication needed for properties along this section of Vintage Street. This amendment will change only one exhibit of the “Station Area Code” (PD-86): the Regulating Plan - Street Types. Mr. Gillies noted there are no proposed changes to the text of the “Station Area Code” (PD-86) or to any other exhibits within this current zoning amendment.

Mr. Gillies stated twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016 along with zoning notification signs. Mr. Gillies stated a public notice was published in the Dallas Morning News on July 15th.

As of July 25th, no opposition has been received by the City. Mayor Phelps opened the public hearing. There was no one present that wished to speak.

Council Member Bomgardner asked if the Planning and Zoning Commission recommended approval of these items. Mr. Gillies confirmed they were recommended for approval by the Planning and Zoning Commission.

Mayor Pro Tem Froehlich moved to close the Public Hearings. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Deputy Mayor Pro Tem Reyes to approve Ordinance No. 3383 (Agenda Item H.3) and (Agenda item H.4) Resolution No. 2016-066, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

- H.4 [R2016-066](#) **Conduct a public hearing and consider approving Resolution No. 2016-066 approving a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets; and take appropriate action.**

This item was approved with Agenda Item H.3.

**I. REGULAR AGENDA ITEMS**

- I.1 [R2016-070](#) **Consider approving Resolution No. 2016-070 authorizing the City Manager to execute an agreement for aerial spraying with Dallas County in the event that there is an imminent threat to public health; and take appropriate action.**

Environmental Health Services Manager Katy Evans briefed City Council regarding this item. Ms. Evans noted in the past, Dallas County has experienced mosquito borne disease outbreaks. Ms. Evans explained the likelihood of human West Nile Virus infection have shown a possible incline in infection rates in the coming weeks. She noted Dallas County has a plan for aerial spraying of adulticide (an insecticide used to kill adult insects) in the event of an imminent public health threat. Once the countywide vector index is above 0.5 and shows an upward trend, the county will consider aerial spraying. Ms. Evans noted Cities must decide individually whether or not to participate. If Farmers Branch participates in aerial spraying, the city would have at least 48 hours to notify and educate residents. Ms. Evans explained tonight the City is requesting authorizing the City Manager to execute measures which will allow the City to agree to pay the cost of aerial spraying in a timely manner. She noted a targeted residential application would cost an estimated \$3,265.37, while a city-wide aerial application would cost an estimated \$13,087.36. Each

aerial spraying event is completed two nights in a row for an estimated cost of \$26,174.72. In 2012, aerial spraying was an emergency event and was paid for by Dallas County. Ms. Evans further stated this year would require cost-sharing with the county.

After discussion, Council Member Lynne moved to approve Resolution No. 2016-070, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**I.2 [R2016-067](#) Consider approving Resolution No. 2016-067 approving a First Amendment to the Project Specific Agreement with Dallas County relative to the Marsh Lane Bridge Project; and take appropriate action.**

Public Works Director Randy Walhood briefed City Council regarding this item. Mr. Walhood noted on December 16, 2014 the City Council approved Resolution No. 2014-112 approving a Project Specific Agreement with Dallas County for the Marsh Lane Bridge Project. Mr. Walhood explained the project involves removing the southbound Marsh Lane Bridge located between Brookhaven Club Drive and Valley View Lane and constructing a new bridge to bring it out of the flood zone. He noted the project cost was estimated at \$2,100,000 in 2014. He further stated the City and Dallas County are partnering in the cost for the bridge replacement under a 50/50 funding match agreement, which came to \$1,050,000.00.

Mr. Walhood explained Dallas County recently bid the project and found an increase in construction costs from the initial cost estimate in 2014. The Project Specific Agreement needs to be amended by increasing the City's project cost by \$347,500.00; the total of the City's share of this project is now \$1,397,500. Mr. Walhood explained this increases the total project cost for the City and Dallas County to \$2,795,000.00 for the Marsh Lane Bridge Project. Mr. Walhood explained the increase in City funding of this project will be provided from the Street Bond Program in the amount of \$347,500.00. Mr. Walhood noted if this item is approved, improvements are schedule to tentatively begin in late September/early October 2016.

After discussion, Mayor Pro Tem Froehlich approved Resolution No. 2016-067, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**I.3 16-194 Consider adopting a motion to place a proposal to consider adopting a maximum property tax rate of \$0.6056 on the City Council agenda of September 20, 2016; schedule two public hearings on the proposed maximum rate for August 16, 2016 and September 6, 2016; and take appropriate action.**

City Manager Charles Cox briefed City Council noting this is a State Law requirement noting the motion and two public hearings are required. He noted the amount shown is a reflection including Certificate of Obligation for the Justice Center.

Council Member Bomgardner made a motion to approve placing a proposal to consider adopting a maximum property tax rate of \$0.6056 on the City Council agenda for September 20, 2016 at 6:00 p.m. Motion seconded by Deputy Mayor Pro Tem Reyes.

Council Member Norwood made a motion to schedule two public hearings on the proposed maximum tax rate of \$0.6056 for August 16, 2016 and September 6, 2016. Both hearings will be held at 6 p.m. at City Hall Council Chambers located at 13000 William Dodson Parkway, Farmers Branch, Texas 75234. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

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

There was no action taken as a result of closed executive session.

**L. ADJOURNMENT**

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 7:20 p.m. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

The meeting adjourned at 7:20 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary



# City of Farmers Branch

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

## Staff Report

File Number: 16-225

Agenda Date: 8/16/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Report

Agenda Number: G.2

### **Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road; and take appropriate action.**

#### BACKGROUND:

TCI Manhattan 2, LLC is the owner of a 3.365 acre tract of land intersecting the north side of Crown Drive and connecting to the eastward terminus of the existing Knightsbridge Road on the east side of Luna Road. The property is presently part of a larger tract of land that was conveyed to the owner in 2009.

#### DISCUSSION:

The owners desire to dedicate land within the boundary of this plat to be used as Knightsbridge Road public street right of way and utility corridor, connecting Crown Drive to the existing eastward terminus of Knightsbridge Road at Luna Road. The properties adjacent to this right of way dedication plat will later be platted and developed as multifamily apartments in three phases.

The proposed Final Right of Way Dedication Plat of Knightsbridge Road was approved by the Planning and Zoning Commission on August 8th, 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.

#### RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the Final Right of Way Dedication Plat of Knightsbridge Road.

#### POSSIBLE COUNCIL ACTION:

1. I move to approve the Final Right of Way Dedication Plat of Knightsbridge Road.
2. I move to approve the Final Right of Way Dedication Plat of Knightsbridge Road, with modifications.
3. I move to table the issue for further study or take no action.

#### ATTACHMENTS:

1. Location Map
2. Final Right of Way Dedication Plat of Knightsbridge Road



**KNIGHTSBRIDGE ROAD  
ROW DEDICATION PLAT**

**Knightsbridge Road**

**Crown Drive**

**LUNA ROAD**

**Mathis Street**

**ROYAL LANE**

**IH635**



# LOCATION MAP



Date: 7/18/2016





# City of Farmers Branch

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

## Staff Report

File Number: 16-226

Agenda Date: 8/16/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Report

Agenda Number: G.3

### **Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A; and take appropriate action.**

#### BACKGROUND:

Transcontinental Realty Investors, Inc. and Continental Common, Inc. are the owners of a 46.882 acre tract of land located east of Luna Road, south of IH 635, with frontage on Crown Drive and Mathis Street. The property includes Trinity South Addition, platted in 2011, and also includes approximately 40 acres of previously un-platted land to the north.

#### DISCUSSION:

The owners desire to re-plate the property as Lake at Mercer Crossing, Lot 1 and 2, Block A, for the purpose of creating a water feature as an amenity for future surrounding mixed commercial and multi-family development. Maintenance of the lake and surrounding land within this proposed final plat will be the responsibility of the Mercer Crossing Commercial Association, Inc.

The proposed final plat of Lake At Mercer Crossing, Lot 1 and 2, Block A was approved by the Planning and Zoning Commission on August 8th, 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.

#### RECOMMENDATION:

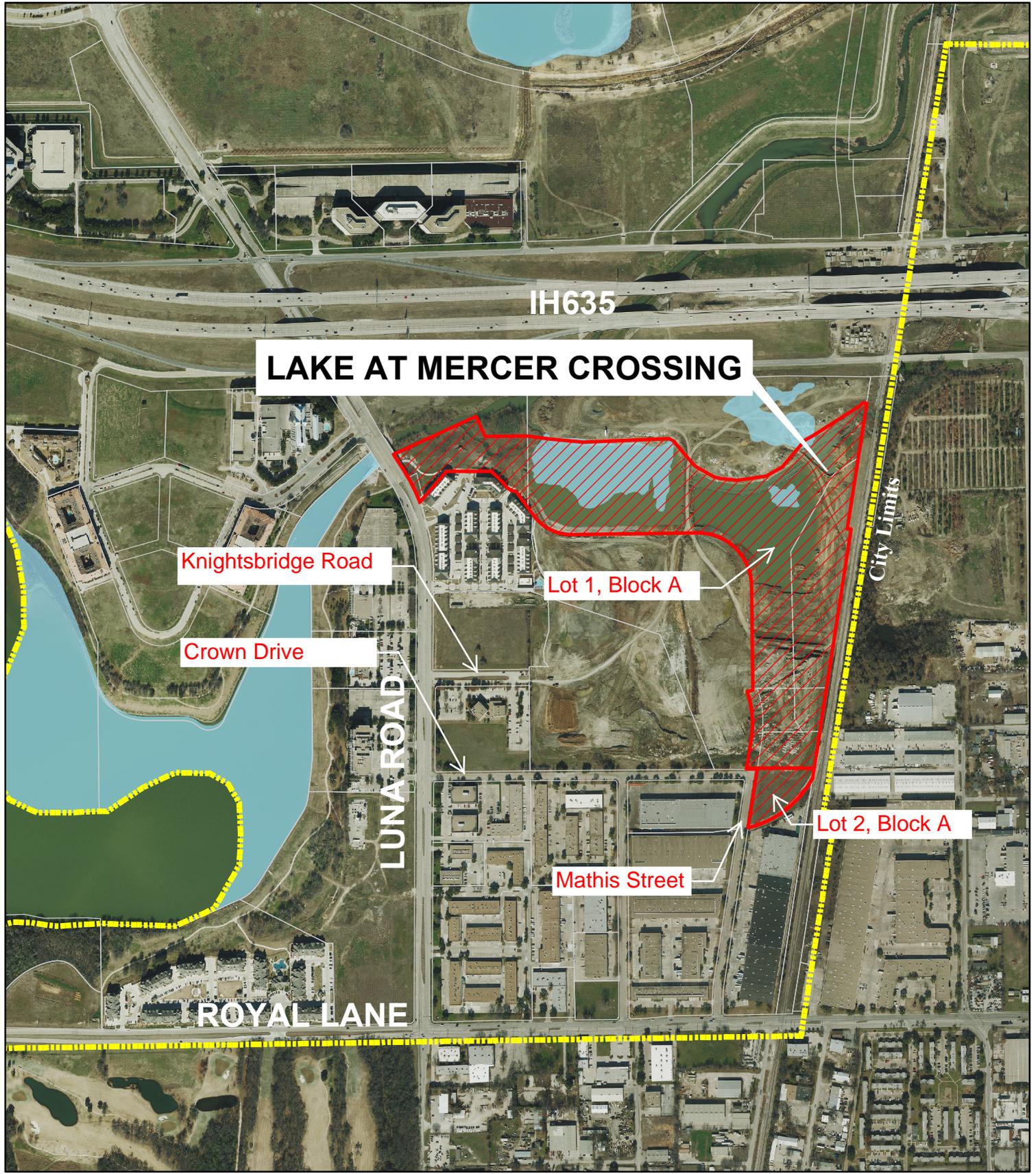
The Planning and Zoning Commission recommends final plat approval of Lake At Mercer Crossing, Lot 1 and 2, Block A.

#### POSSIBLE COUNCIL ACTION:

1. I move to approve the final plat of Lake At Mercer Crossing, Lot 1 and 2, Block A
2. I move to approve the final plat of Lake At Mercer Crossing, Lot 1 and 2, Block A, with modifications.
3. I move to table the issue for further study or take no action.

#### ATTACHMENTS:

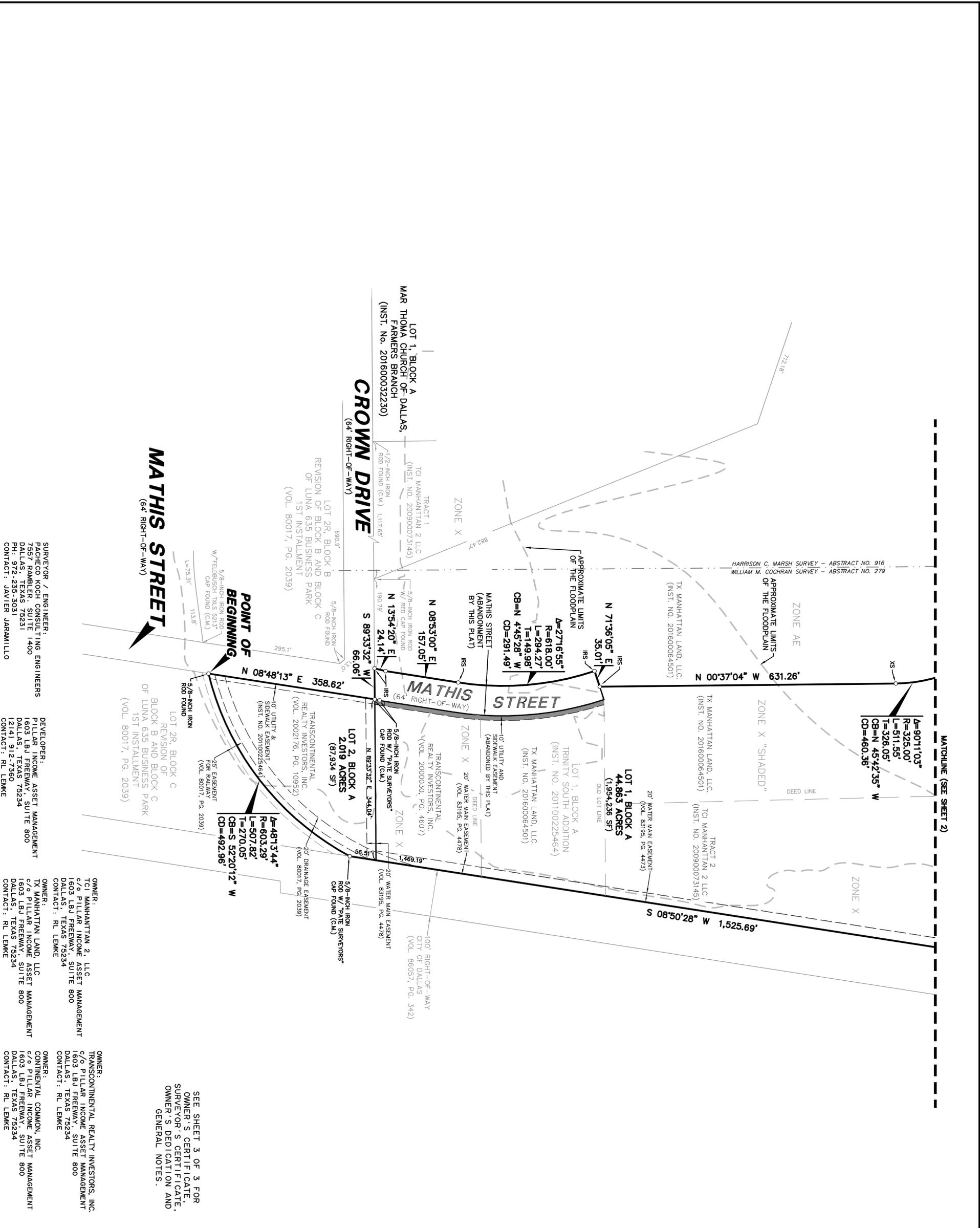
1. Location Map
2. Final Plat of Lake At Mercer Crossing, Lot 1 and 2, Block A



# LOCATION MAP



Date: 7/18/2016



**FINAL PLAT**  
**LAKE AT MERCER CROSSING**  
**LOTS 1 AND 2, BLOCK A**  
 46,882 ACRES  
 BEING A REPLAT OF LOT 1, BLOCK A,  
 TRINITY SOUTH ADDITION  
 AN ADDITION TO THE CITY OF FARMERS BRANCH  
 AND AN ABANDONED PORTION OF MATHIS STREET  
 LOCATED IN THE

**OWNER:**  
 TRANSCONTINENTAL REALTY INVESTORS, INC.  
 c/o PILLAR INCOME ASSET MANAGEMENT  
 1603 LBJ FREEWAY, SUITE 800  
 DALLAS, TEXAS 75234  
 CONTACT: RL LEMKE

**OWNER:**  
 TRANSCONTINENTAL REALTY INVESTORS, INC.  
 c/o PILLAR INCOME ASSET MANAGEMENT  
 1603 LBJ FREEWAY, SUITE 800  
 DALLAS, TEXAS 75234  
 CONTACT: RL LEMKE

**OWNER:**  
 TRANSCONTINENTAL COMMON, INC.  
 c/o PILLAR INCOME ASSET MANAGEMENT  
 1603 LBJ FREEWAY, SUITE 800  
 DALLAS, TEXAS 75234  
 CONTACT: RL LEMKE

**OWNER:**  
 TX MANHATTAN LAND, LLC  
 c/o PILLAR INCOME ASSET MANAGEMENT  
 1603 LBJ FREEWAY, SUITE 800  
 DALLAS, TEXAS 75234  
 CONTACT: RL LEMKE

**OWNER:**  
 TX MANHATTAN 2, LLC  
 c/o PILLAR INCOME ASSET MANAGEMENT  
 1603 LBJ FREEWAY, SUITE 800  
 DALLAS, TEXAS 75234  
 CONTACT: RL LEMKE

**OWNER:**  
 TRINITY SOUTH ADDITION  
 SURVEYOR'S CERTIFICATE,  
 OWNER'S DEDICATION AND  
 GENERAL NOTES.

**SEE SHEET 3 OF 3 FOR  
 OWNER'S CERTIFICATE,  
 SURVEYOR'S CERTIFICATE,  
 OWNER'S DEDICATION AND  
 GENERAL NOTES.**

**WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337,  
 HARRISON C. MARSH SURVEY, ABSTRACT NO. 916  
 AND THE  
 WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279  
 DALLAS COUNTY, TEXAS**

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

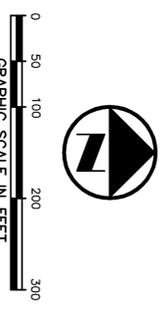
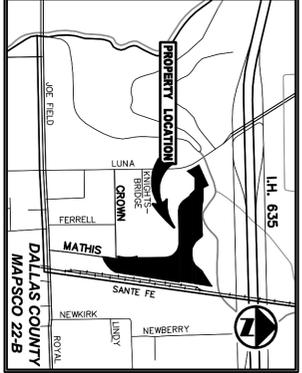
**LEGEND**

**VICINITY MAP**  
 (NOT TO SCALE)

**GRAPHIC SCALE IN FEET**  
 0 50 100 200 300

**DRAWN BY:** SSP  
**CHECKED BY:** JPH  
**SCALE:** 1"=100'  
**DATE:** JULY 2016  
**JOB NUMBER:** 2464-15.039

**SHEET 1 OF 3**



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- ⊙ "x" CUT IN STONE
- ⊙ WALL FOUND
- ⊙ 1/2-INCH IRON ROD FOUND
- ⊙ W/PAACHECO KOCH+ CAP FOUND
- ⊙ FOUND CUT IN STONE
- ⊙ WALL SET
- ⊙ 1/2-INCH IRON ROD FOUND
- ⊙ W/PAACHECO KOCH+ CAP FOUND
- ⊙ CAR SET
- ⊙ PROPERTY LINE
- ⊙ EASEMENT LINE
- ⊙ (CMA) EASEMENT LINE

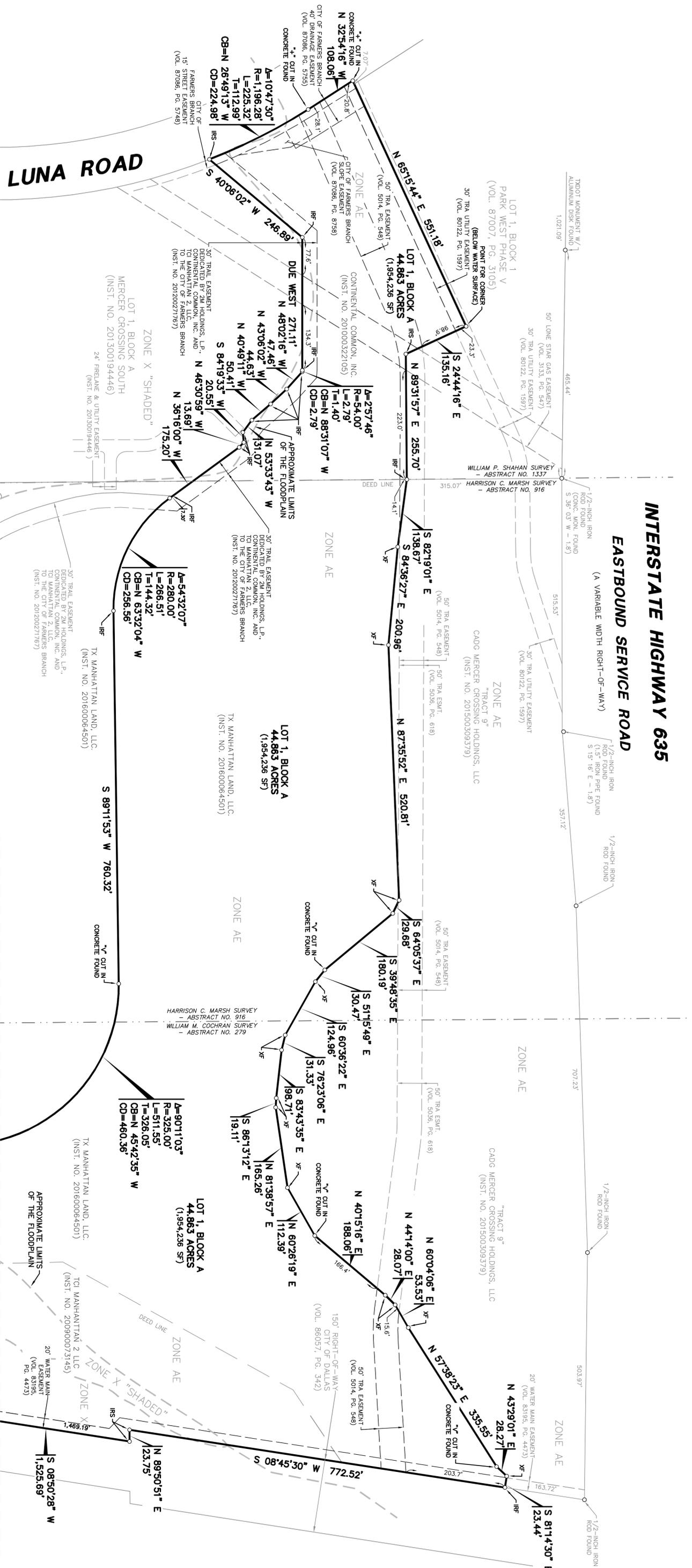
**SURVEYOR / ENGINEER**  
PACHECO KOCH CONSULTING ENGINEERS  
7561 CAMPBELL DRIVE  
DALLAS, TEXAS 75231  
PH. 972-235-3031  
CONTACT: JAVIER JARAMILLO

**DEVELOPER:**  
PILLAR INCOME ASSET MANAGEMENT  
1603 LBJ FREEWAY, SUITE 800  
DALLAS, TEXAS 75234  
CONTACT: RL LEMKE

**OWNER:**  
TX MANHATTAN 2, LLC  
c/o PILLAR INCOME ASSET MANAGEMENT  
1603 LBJ FREEWAY, SUITE 800  
DALLAS, TEXAS 75234  
CONTACT: RL LEMKE

**OWNER:**  
CONTINENTAL COMMON, INC.  
c/o PILLAR INCOME ASSET MANAGEMENT  
1603 LBJ FREEWAY, SUITE 800  
DALLAS, TEXAS 75234  
CONTACT: RL LEMKE

<b>Drawn By</b>	<b>Checked By</b>	<b>Scale</b>	<b>Date</b>	<b>Job Number</b>
SJP	JPH	1"=100'	JULY 2016	2464-15.039



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/12/16.

SEE SHEET 3 OF 3 FOR OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND GENERAL NOTES.

**FINAL PLAT**  
**LAKE AT**  
**MERCER CROSSING**  
**LOTS 1 AND 2, BLOCK A**

46,882 ACRES  
BEING A REPLAT OF LOT 1, BLOCK A, TRINITY SOUTH ADDITION AN ABANDONED PORTION OF MATHIS STREET LOCATED IN THE

WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337,  
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916  
AND THE  
WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279  
DALLAS COUNTY, TEXAS

LAKE AT MERCER CROSSING, LOTS 1 AND 2, BLOCK A - FINAL PLAT





# City of Farmers Branch

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

## Staff Report

File Number: 16-210

**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Public Hearing

**In Control:** City Council

**File Type:** Procedural Item

**Agenda Number:** H.1

### **Conduct a public hearing to consider adopting a maximum property tax rate of 60.56-cent on September 20, 2016; and take appropriate action.**

#### DISCUSSION:

A public hearing is being held to consider adopting a maximum property tax rate of 60.56-cent for the 2016-17 fiscal year. In compliance with the State Property Tax Code, the City Council passed a motion during the August 2, 2016, City Council meeting proposing that the City consider adopting a maximum property tax rate of 60.56-cent. No tax rate was adopted at that meeting. Two public hearings regarding this proposal are scheduled, one for tonight and one for September 6, 2016.

A public work session of the City Council was held on August 9, 2016 at 1:00 p.m. to discuss the City's proposed budget. A discussion was also held earlier this evening to discuss the City's proposed budget and proposed tax rate. Final budget and property tax rate adoption is scheduled to take place at the City Council meeting on September 20, 2016 at 6:00 p.m. All meetings will be held at the City of Farmers Branch, City Hall, located at 13000 William Dodson Parkway, Farmers Branch, Texas 75234.

No other City Council action is required on this item tonight.

The following procedure is recommended:

1. Mayor will open the public hearing.
2. Comments will be heard from citizens.
3. Hearing will be closed.
4. City Council discussion.



# City of Farmers Branch

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

## Staff Report

File Number: ORD-3388

Agenda Date: 8/16/2016

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number: H.2

**Conduct a public hearing and consider adopting Ordinance No. 3388 continuing and readopting the curfew for minors, Article II of Chapter 46 of the Code of Ordinances of the City of Farmers Branch; and take appropriate action.**

BACKGROUND:

Texas Government Code Section 370.002 requires a review and renewal of any existing curfew ordinance before the third anniversary of the date of adoption and every third year thereafter. The existing curfew Ordinance No. 3244 will expire November 1, 2016. In 1971, the Farmers Branch City Council adopted an ordinance establishing curfew hours for minors along with parental responsibility for contributing to the neglect or delinquency of minor children. In 1995, Ordinance No. 2217 was adopted to comply with legal standards on curfews set forth by rulings of the Federal courts. In 2004, Ordinance 2794 was adopted requiring a minor who is out during curfew hours to possess a note from his or her parent or guardian. It also added certain defenses to prosecution for businesses that allow a minor to stay on their property after curfew. Other changes added a severability clause allowing the ordinance to remain in effect in its entirety even if specific portions are found to be invalid or unconstitutional. In 2007, Ordinance No. 2937 was adopted to continue the provisions of the curfew and established a fine of no more than \$500 for violators of the ordinance. In 2010, Ordinance No. 3102 was adopted and in 2013, Ordinance No. 3244 was adopted to continue the provisions of the curfew.

DISCUSSION:

The purpose of Ordinance No. 3388 is to continue and readopt the curfew on minors. The curfew hours are 11:00 p.m. to 6:00 a.m., Sunday through Thursday and 12:01 a.m. until 6:00 a.m. Saturday and Sunday for any person under 17 years old. The purpose of the curfew ordinance is to prevent underage child from committing crimes and from becoming the victims of crime. Ordinance 3244 has proven to have a positive effect on the community; it has authorized police officers to interview and detain minors who would have otherwise remained unsupervised during late night hours. Since 2013, there have been 20 citations issued for curfew violations. Two of these citations were issued against known gang members or their affiliates; 35% of the minors cited were habitual juvenile offenders. Not included in these numbers are the contacts made by officers when the juvenile was temporarily detained and released back to the parent or guardian without a citation. Since 2013, there have been 280 reported criminal offenses where the victim was a minor. Only 2 of those minors were out during the late night hours in violation of Ordinance No. 3244. Without the curfew ordinance, the unsupervised minors encountered by police officers would become potential victims of

crime during the prohibited hours. Renewal of this ordinance provides the Farmers Branch Police with the tools to better protect our city by preventing underage children from being potential perpetrators or victims of crime during the prohibited hours.

RECOMMENDATION:

City Administration recommends adopting Ordinance No. 3388 readopting the curfew for minors, Article II of Chapter 46 of the Code of Ordinances of the City of Farmers Branch.

POSSIBLE COUNCIL ACTION:

1. I move to close the Public Hearing and approve Ordinance No. 3388, as presented.
2. I move to close the Public Hearing and approve Ordinance No. 3388, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Ordinance No. 3388

**ORDINANCE NO. 3388**



**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, CONTINUING AND READOPTING THE CURFEW FOR MINORS, ARTICLE II OF CHAPTER 46 OF THE CODE OF ORDINANCES OF THE CITY OF FARMERS BRANCH, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council for the City of Farmers Branch, Texas (“City Council”) adopted Ordinance No. 3102 on October 4, 2010, pertaining to a curfew for juveniles or minors under seventeen (17) years of age, codified at Chapter 46, Article II, Curfew for Minors, of the Code of Ordinances of the City of Farmers Branch, Texas, and adopted Ordinance No. 3244 on October 2, 2013 continuing and re-adopting the curfew for juveniles or minors under seventeen (17) years of age, codified at Chapter 46, Article II, Curfew for Minors, of the Code of Ordinances of the City of Farmers Branch, Texas ( the “Ordinance”); and

**WHEREAS**, Section 370.002 of the Texas Local Government Code requires the City Council, before the third anniversary of the date of adoption of the Ordinance, and every third year thereafter, to review said Ordinance’s effects on the community and on problems the Ordinance was intended to remedy, to conduct a public hearing on the need to continue the Ordinance, and to abolish, continue, or modify the Ordinance; and

**WHEREAS**, the Chief of Police briefed the City Council regarding the Ordinance’s effects on the community and on problems the Ordinance was intended to remedy; and

**WHEREAS**, the City Council has conducted a public hearing on the need to continue the Ordinance; and

**WHEREAS**, based upon the Ordinance’s effects on the community and on the problems the Ordinance was intended to remedy, and after conducting a public hearing, the City Council finds that it is in the best interest, health, safety and welfare of the City to continue the Ordinance.

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

**SECTION 1:** That, in accordance with Section 370.002 of the Texas Local Government Code, the City Council has reviewed Article II of Chapter 46 of the Code of Ordinances, and its effects on the community and on the problems the Ordinance was intended to remedy; and after conducting public hearings on the need to continue the Ordinance, finds that it is in the best interest of the health, safety and welfare of the City of Farmers Branch, Texas, to continue the Juvenile Curfew Ordinance, Article II of Chapter 46 of the Code of Ordinances.

**SECTION 2:** That regulations governing Curfew for Minors, Article II, Chapter 46 of the Code of Ordinances of the City of Farmers Branch, Texas be, and the same is hereby re-adopted to read as follows:

**“ARTICLE II- CURFEW FOR MINORS**

**Sec. 46-31. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) *Curfew hours* means:
  - (1) 11:00 p.m. on any Sunday, Monday, Tuesday, Wednesday, or Thursday until 6:00 a.m. of the following date; and
  - (2) 12:01 a.m. until 6:00 a.m. on any Saturday or Sunday.
- (b) *Emergency* means an unforeseen combination of circumstances or the resulting state that calls for immediate action. The term includes, but is not limited to a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury or loss of life.
- (c) *Establishment* means any privately owned place of business operated for a profit to which the public is invited, including but not limited to any place of amusement or entertainment.
- (d) *Guardian* means:
  - (1) A person who under court order is the guardian of the person of a minor; or
  - (2) A public or private agency with whom a minor has been placed by a court.
- (e) *Minor* means any person under seventeen (17) years of age.
- (f) *Operator* means any individual, firm, association, partnership, or corporation operating, managing or conducting any establishment. The term includes the members or partner of an association or partnership and the officers of a corporation.
- (g) *Parent* means a person who is:
  - (1) A natural parent, adoptive parent, or step-parent of another person.
  - (2) At least 18 years of age and with written authorization from a parent or guardian to have the care and custody of a minor.

- (h) *Public place* means any place to which the public or a substantial group of the public has access and includes, but is not limited to streets, highways, and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, and shops.
- (i) *Remain* means to:
  - (1) Linger or play; or
  - (2) Fail to leave premises when requested to do so by a police officer or the owner, operator, or other person in control of the premises.
- (j) *Serious bodily injury* means bodily injury that creates a substantial risk of death or that causes death, serious permanent disfigurement or protected loss or impairment of the function of any bodily member or organ.

**Sec. 46-32. - Reserved.**

**Sec. 46-33. - Penalties for violation of Article.**

- (a) A person who violates a provision of this article is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense upon conviction is punishable as provided in Section 1-14.
- (b) When required by Texas Family Code § 51.08, as amended, the municipal court shall waive original jurisdiction over a minor who violates subsection 46-34(a) and shall refer the minor to juvenile court.

**Sec. 46-34. - Commission of offenses.**

- (a) A minor commits an offense if he remains in any public place or on the premises of any establishment within the City during curfew hours.
- (b) A parent or guardian of a minor commits an offense if he knowingly permits, or by insufficient control, allows the minor to remain in any public place or on the premises of any establishment within the City during curfew hours.
- (c) The owner, operator, or any employee of an establishment commits an offense if he knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

**Sec. 46-35. - Defenses to prosecution.**

It is a defense to prosecution that the minor was:

- (1) Accompanied by the minor's parent or guardian;

- (2) On an errand at the direction of the minor's parent or guardian, without any detour or stop provided they possess a signed note from their parent or guardian;
- (3) In a motor vehicle involved in interstate travel;
- (4) Engaged in an employment activity, or going to or returning home from an employment activity without any detour or stop;
- (5) Involved in an emergency;
- (6) On the sidewalk abutting the minor's residence or abutting the residence of a next-door neighbor if the neighbor did not complain to the police department about the minor's presence;
- (7) Attending an official school, religious, or other recreational activity supervised by adults and sponsored by the City of Farmers Branch, a civic organization, or another similar entity that takes responsibility for the minor, or going to or returning home from without any detour or stop, an official school, religious, or another recreational activity supervised by adults and sponsored by the city, a civic organization or another similar entity that takes responsibility for the minor;
- (8) Exercising First Amendment rights protected by the United States Constitution, such as the free exercise of religion, freedom of speech and the right of assembly; or
- (9) Married, or had been married, or had disabilities of minority removed in accordance with Texas Family Code Chapter 31, as amended.

**Sec. 46-36. - Parental responsibility.**

- (a) *Contributing to the neglect or delinquency of minors.* A parent, guardian or other person having the care, custody or control of a minor commits an offense if, by any act or omission, or by lack of supervision and control over such minor, he encourages, contributes toward, causes or tends to cause the minor to become neglected or delinquent.
- (b) *Defenses.* It is a defense to prosecution under Subsection (a) of this Section that the minor is married, or had been married, or had disabilities of minority removed in accordance with Texas Family Chapter 31, as amended.
- (c) *Penalty for violation of Section.* A person who violates a provision of this Section is guilty of a separate offense for each day or part of a day during which the violation is committed, continued or permitted. Each offense is punishable by a fine not to exceed \$500.00.

**Sec. 46-37. - Enforcement.**

- (a) Before taking any enforcement action under this Section, a peace officer shall ask the apparent offender's age and reason for being in the public place. The officer shall not issue a citation or make an arrest under this Section unless the officer reasonably believes that an offense has occurred and that, based on any response and any other circumstances, no defense in Section 46-35 is present.
- (b) A peace officer taking into custody a person younger than seventeen (17) years of age for violation of Section 46-34 shall, without unnecessary delay:
  - (1) Release the minor to the minor's parent, guardian, or custodian;
  - (2) Take the minor before a justice or municipal court to answer the charge; or
  - (3) Take the minor to a place designated as a juvenile curfew processing office by the head of the law enforcement agency having custody of the minor.
- (c) A "juvenile curfew processing office" must comply with Texas Code of Criminal Procedures, Article 45.059, as amended."

**SECTION 3.** That all provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 4.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Farmers Branch, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** That 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 thereof decided to be unconstitutional, illegal, or invalid.

**SECTION 6.** That any person, firm, or corporation violating any of the provision or terms of this Ordinance, upon conviction in Municipal Court, shall be punishable by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 16<sup>th</sup> DAY OF AUGUST, 2016.**

**ATTEST:**

**APPROVED:**

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

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(PGS: 7-25-16:TM 77987)



# City of Farmers Branch

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

## Staff Report

File Number: R2016-073

Agenda Date: 8/16/2016

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Resolution

Agenda Number: H.3

**Conduct a public hearing and consider approving Resolution No. 2016-073 granting a Detailed Site Plan for a multifamily apartment complex at 14650 Landmark Boulevard; and take appropriate action.**

### BACKGROUND:

This site is located at the northeastern city limit line between City of Farmers Branch and Town of Addison. The site is currently zoned Planned Development District No. 98 (PD-98).

### DISCUSSION:

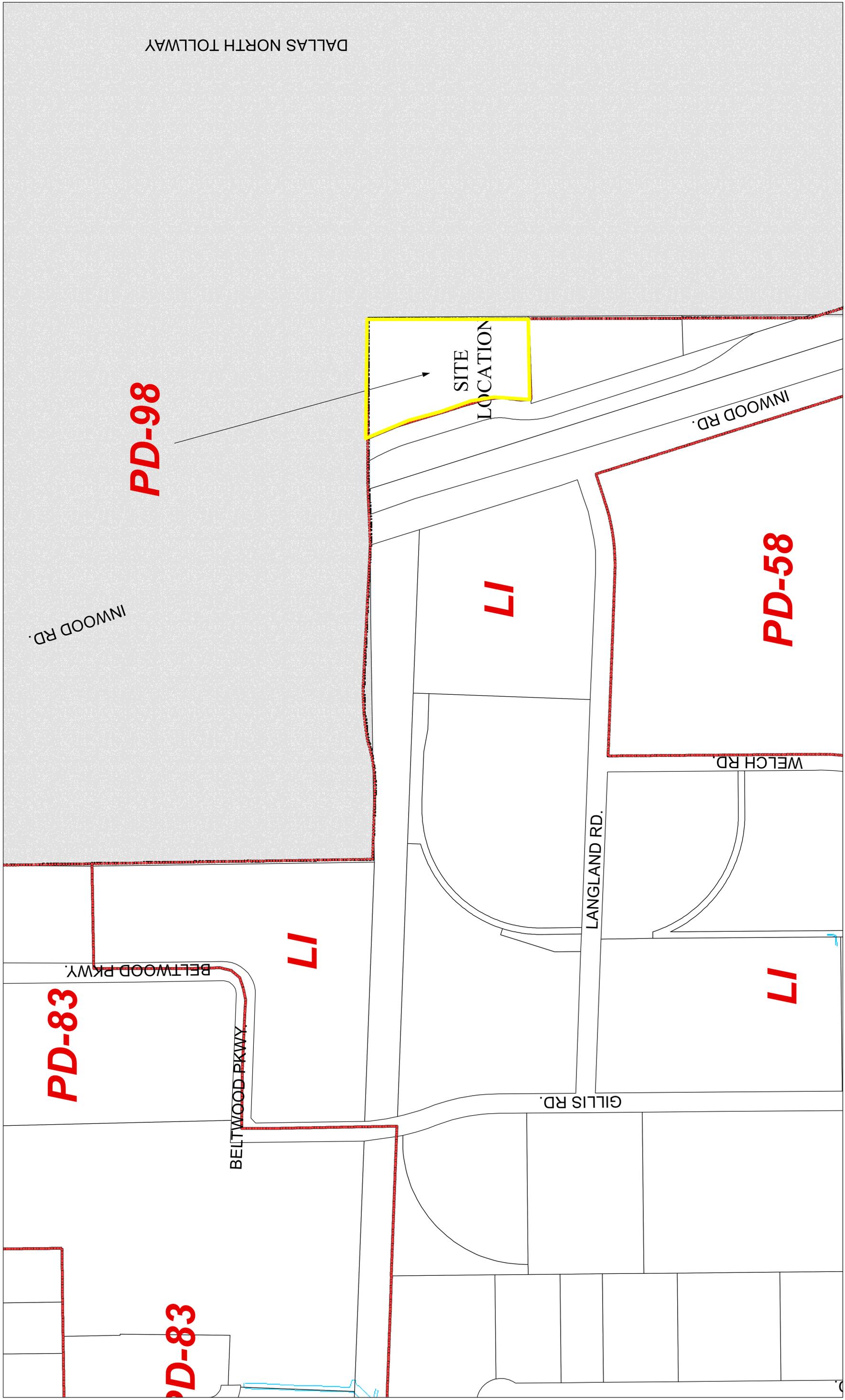
In November 2015 the City approved the creation of a new Planned Development District No. 98 (PD-98) that allows for multi-family residential at this location. The applicant has proposed a five-story multifamily apartment building that will contain 324 apartment units and a multi-level parking structure.

### RECOMMENDATION:

On July 25th 2016 the Planning and Zoning Commission voted to recommend approval of the Detailed Site Plan as described in the Resolution No. 2016-073

### ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Resolution No. 2016-073
5. Site Photographs

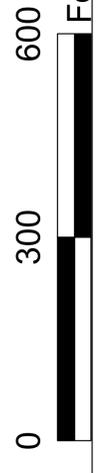


# 16-SP-01 - Location Map

## 14650 Landmark Boulevard

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

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. For pictorial reference only.





**SITE  
LOCATION**



# 16-SP-01 - Aerial Map 14650 Landmark Boulevard

-  Parcel Property Boundaries
-  City Limit

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. For pictorial reference only.



**North**  
Date: 7/25/2016



# Information MEMORANDUM

TO: Mayor and City Council  
FROM: Charles Cox  
City Manager  
DATE: August 11, 2016  
SUBJECT: Proposed Resolution No. 2016-073 to approve a Detailed Site Plan for a multi-family community at 14650 Landmark Boulevard

---

## **Existing Conditions**

This 4.110 acre site is located approximately 2,000 feet north of the intersection of Spring Valley Road and Inwood Road and 700 feet west of Dallas North Tollway. The site is located on the northeastern city limit line between the City of Farmers Branch and the Town of Addison. Approximately 3.26 acres of this site are located within Farmers Branch, with the remaining 0.84 acres located in Addison.

In November 2015 the City approved the creation of a new Planned Development District No. 98 (PD-98) that allows for multi-family residential at this location. (See Location Map)

The site is bordered to the west by an approximate 185 foot wide linear open space formed by the ONCOR easement and a railroad line between Landmark Boulevard and Inwood Road. The site is surrounded by office uses on all sides, including the properties located in Farmers Branch as well as the Town of Addison. (See Aerial Map)

## **Site Design**

JPI is proposing to develop a multi-family residential community with a 5-story apartment building that will be approximately 379,948 square feet and will include a club house, two interior courtyards, a pool, and an internal multi-level parking structure. The overall density for this development will be within a Floor to Area Ratio of 2:1.

Considering the specific location of this property at the city border, the proximity of the ONCOR easement and the potential trail, the applicant is proposing a minimal setback along Landmark Boulevard (approximately 2 feet wide). The site will be accessible through an internal driveway from Landmark Boulevard that will enclose the north and west sides of the building. An additional driveway is proposed along a portion of the southern side of the building to serve as secondary access from Landmark Boulevard for the proposed garage.

This 5-story apartment building will contain 324 apartment units of one bedroom (65%) and two bedroom floorplans (35%). As a special feature of this apartment building, the applicant is proposing that the upper level of the building will contain only loft units with a mezzanine level. The apartment unit area varies between 684 square feet and 1,639 square feet, with an average of 900 square feet. All above ground floor units will have balconies. Almost all of the ground floor units will have additional access with stoops from the sidewalks. Six of the units along Landmark Boulevard will not have the additional access from the sidewalk due to the existing slope of the sidewalk and the minimal setback of the building.

The office and clubhouse are proposed at the northwest corner of the building and will serve as the main entry into the building from both Landmark Boulevard and the northern interior driveway. Two other access staircases are located to the east, along the interior driveway, and one to the west, along Landmark Boulevard. (See Site Plan)

### **Elevations**

The proposed building will be 5 stories high with an extended upper level corresponding to the mezzanine loft units. The maximum height of the building will be 65 feet. All exterior façades of the building will be at least 75% masonry (smooth and cut face stone). Metal siding accents will mark the articulation of the building along Landmark Boulevard. All units will contain an outdoor patio or balcony. The balconies and patios will be inset and will have metal fence parapet. The applicant is proposing the use of a flat roof design. The office/amenity center corner will have special architectural treatment. (See Elevations and Renderings)

### **Parking**

The applicant is proposing a parking ratio of 1 parking space per bedroom. The building will be served by an internal multi-level parking structure containing approximately 429 parking spaces, 90% required parking spaces. This parking structure will be hidden from public view. The parking structure will have 2 access points, both from interior driveways, one from east and another one from the south. Approximately 75 surface parking spaces are proposed along the interior driveway at the north and west sides of the building. A loading area is proposed along the south interior driveway, hidden from public view. (See Site Plan)

### **Landscaping**

The Landscape Plan proposes 20% of the site to be landscaped open space. The proposed landscape is a combination of trees, shrubs, ornamental grasses and vines and flower beds. 77

new trees will be planted on the entire site, 17 trees will be along Landmark Boulevard. The trees will be a combination of Oak, Elm, Vitex, Magnolia and Crape Myrtle. (See Landscape Plan)

Two interior courtyards and a roof garden are proposed within the building. One courtyard is more active in design and includes a pool area and an active outdoor entertainment area. The roof garden is proposed to overlook this courtyard. The second courtyard is more passive in design. Approximately 10% of the site has been dedicated for courtyard use. (See Courtyard Landscape Plan)

The applicant will rework and improve the sidewalk along Landmark Boulevard and will add landscaped islands designed to meet ADA standards. (See Sidewalk Cross Section) Existing light poles will be removed and will be relocated on the other side of Landmark Boulevard to also benefit the trail area. Additional street lighting will be installed on the building façade.

### **Signage**

The applicant is proposing to install wall signs on the facades of the leasing center at the north-west corner of the building. Other directional signs are proposed on other facades. The signage for this property shall comply with the City's Sign Ordinance. (See Proposed Signage)

### **Landmark Boulevard**

On March 29<sup>th</sup>, 2000, the City of Farmers Branch and the Town of Addison entered into an agreement whereby Addison would construct certain roadway improvements in Farmers Branch known as Landmark Boulevard. Upon completion of construction and acceptance of the roadway improvements by Farmers Branch, the Agreement required Addison to convey certain property rights for Landmark Boulevard to Farmers Branch. In October 2015 the City of Farmers Branch recorded the dedication of Landmark Boulevard that is now a Farmers Branch city street.

### **Comprehensive Plan**

The City of Farmers Branch is currently in the process of updating its 1989 Comprehensive Plan. The Eastside Plan hopes to create a new vision for this area of the city that will include a variety of land uses including residential. With this development, the applicant is proposing to create a better mix of uses in the area adjacent to the Dallas North Tollway and introduce residential land uses into an area of the region that is primarily dedicated to office uses. This proposal is striving for a live-work-play environment that may activate the East Side of Farmers Branch.

### **Trails Masterplan**

Additionally, JPI is in the process of executing an agreement with the City of Farmers Branch for the development of a public trail within the ONCOR easement to the west of their site. Together with the City of Farmers Branch, the applicant is proposing to design and develop a public trail, approximately 3,000 feet in length, in the ONCOR easement, between Landmark Place and Spring Valley Road. City Staff is working closely with the applicant to execute this agreement.

**Possible Council Action:**

1. I move to adopt Resolution No. 2016-073.
2. I move to adopt Resolution No. 2016-073 with the following modification(s)...
3. I move to table the item or take no action.



**RESOLUTION NO. 2016-073**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, SIGNAGE PLAN, AND BUILDING ELEVATIONS, FOR THE PROPERTY LOCATED IN PLANNED DEVELOPMENT NO. 98 (PD-98); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for 3.260± acre tract of land located in Planned Development No. 98 (PD-98), said land being more particularly described in Exhibit "A" of Ordinance No. 3348 ("the Property"); 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 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 "A;"
- B. Landscape Plan as shown in Exhibit "B;"
- C. Signage Plan as shown in Exhibit "C;" and
- D. Elevations as shown in Exhibit "D."

**SECTION 2.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 16<sup>TH</sup> DAY OF AUGUST, 2016.**

ATTEST:

APPROVED:

---

Amy Piukana, City Secretary

---

Bob Phelps, Mayor

APPROVED AS TO FORM:

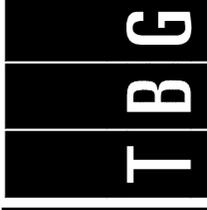
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Peter G. Smith, City Attorney  
(kbl:8/7/16:78189)



# Resolution No. 2016-073

## Exhibit "B" – Landscape Plan



Planners  
 2001 Bryan Street, Suite 1450  
 Dallas, Texas 75201  
 (214) 744-0757 Fax: (214) 744-6785  
 Austin • Dallas • Fort Lauderdale  
 Fort Worth • Houston • San Antonio • Tulsa

Project:  
**JEFFERSON  
 LANDMARK**

FARMERS BRANCH, TEXAS

Project Number:  
 D15519

Designed: ZM, BD, GW

Drawn: ZM, BD, GW

Reviewed: ZM, MM

Date Issued:  
 MAY 20, 2016

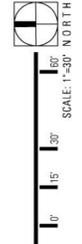
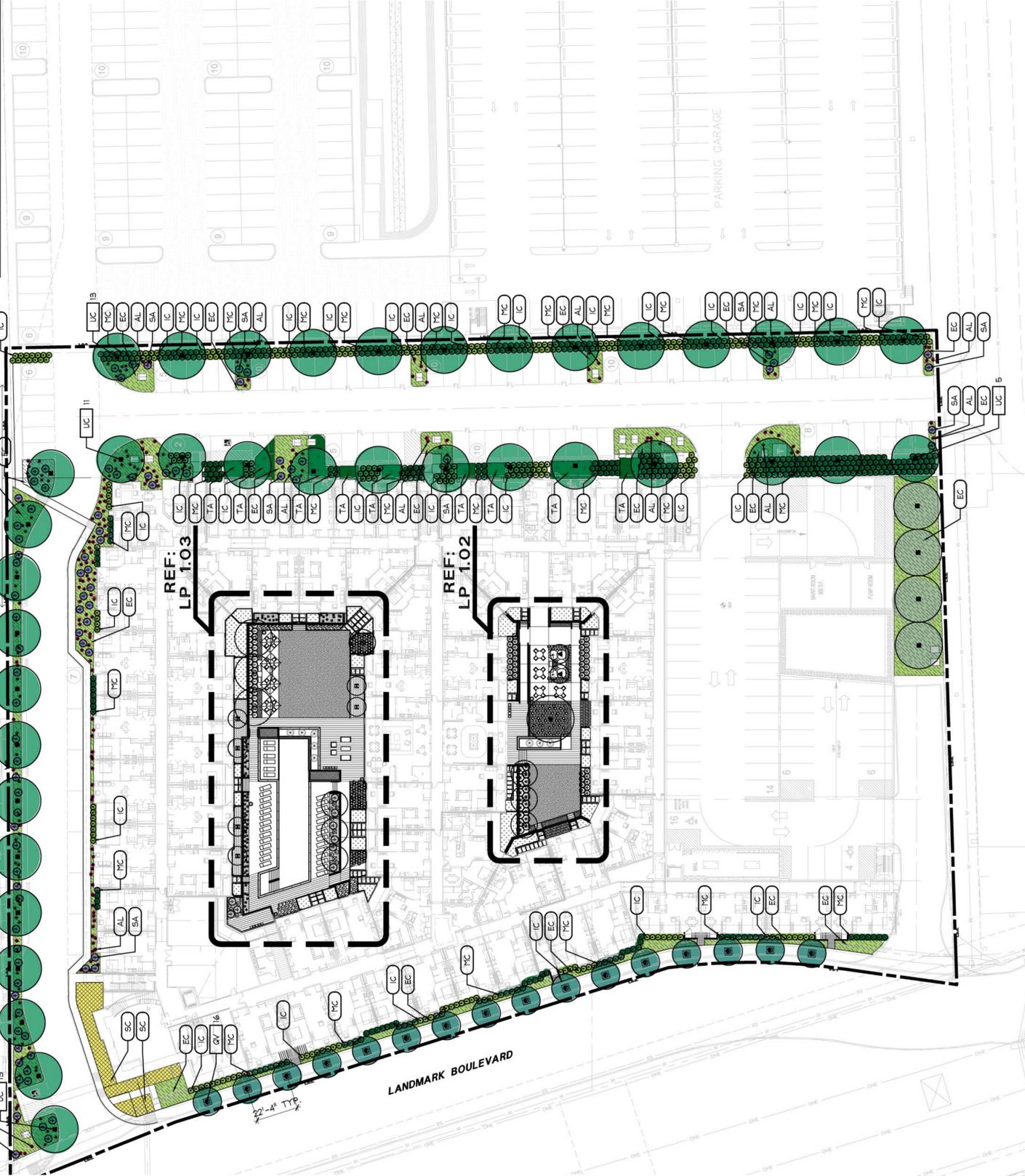
Revisions:

Sheet Title:  
**Landscape Planting  
 Plan**

Sheet Number:  
**LP 1.01**

NOTE:  
 LARGE TREES MUST BE PLANTED (4) FEET OR GREATER FROM CURBS. LARGE TREES SHALL BE PLACED A MIN. OF (4) FEET FROM SIDEWALKS. UTILITY LINES, SCREENING WALLS, AND OTHER OBSTACLES SHALL BE CONSIDERED. ORNAMENTAL TREES CAN BE PLACED CLOSER THAN (4) FEET WITH APPROVAL FROM CITY. PLANTING TRIANGLES MUST BE APPROVED BY THE CITY. PLANTING TRIANGLES MUST BE LESS THAN 24" IN HEIGHT FOR GROUND COVER AND SHRUBS. LOWER TREE LIMBS MUST BE A MIN. OF 7' FROM THE GROUND. IRRIGATION SHALL BE AN AUTOMATIC IRRIGATION SYSTEM.

CONTACT SUSAN FOLKERT  
 FOR ALL PLANT MATERIAL.  
 CONTACT: SUSAN FOLKERT  
 214.753.9784  
 PHONE: 214.753.9784



SHADE TREES					
QTY	KEY GRAPHIC	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
2	▲	GRAPE MYRTLE	NONE	NONE	WHITE
7	⊗	BALCON MAGNOLIA	MAGNOLIA X ALEXANDRINA	15 GAL., 17", 10'-12" MIN., 10'-12" SPR., MIN.	CONTAINER GROWN, MULTI-STEM', FULL SPECIMEN
16	●	LIVE OAK	QUERCUS VIRGINIANA	4-9" CAL., 16-20" MIN., 7-8" SPR., MIN.	CONTAINER GROWN, SINGLE TRUNK, LEADER, & BRANCHING HEIGHT
1	●	LIVE OAK	QUERCUS VIRGINIANA	8" CAL., 25-30" HT. MIN., 16-24" SPR., MIN.	CONTAINER GROWN, SINGLE TRUNK, LEADER, & BRANCHING HEIGHT
42	●	CEDAR ELM	ULMUS CRASSIFOLIA	9-15" CAL., 11-12" MIN., 5" SPR., MIN.	CONTAINER GROWN, SINGLE TRUNK, LEADER, & BRANCHING HEIGHT
3	▲	LACEBARK ELM	ULMUS PARVIFOLIA ALLEE'	9" CAL., 12-14" HT. MIN., 10-12" SPR., MIN.	CONTAINER GROWN, SINGLE TRUNK, LEADER, & BRANCHING HEIGHT
6	●	VITEK	VITEK ANGIUS-CARTUS 'AUBREVILLE BLUE'	30 GAL., 7" HT. MIN., 4" SPR., MIN.	FULL SPECIMEN, CONTAINER GROWN, & BRANCHING HEIGHT
SHRUBS, ORNAMENTAL GRASSES, AND WINES					
QTY	KEY GRAPHIC	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
40	●	ROSE CREEK ABELIA	ABELIA X ROSE CREEK	7 GAL., 20-22" HT. MIN., 20-22" SPR., MIN.	CONTAINER GROWN
333	●	ALLIUM	ALLIUM PURPLE	MIN.	BULB
26	●	HOLLY FERN	CRYTOTRUM FALCATUM	9 GAL., 14-16" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
146	●	AUJUN FERN	ERYTHROPS ENTHYASSERA	3 GAL., 8-10" HT. MIN., 10-12" SPR., MIN.	CONTAINER GROWN
5	●	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA ALICE'	6 GAL., 12-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
30	●	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL., 11", 24" MIN. HT., 24" MIN. SPR.	FULL TO POT, 36" O.C., MATCHED, CONTAINER GROWN
18	●	LOOSELEAF PURPLE PIXIE'	LOOSELEAF PURPLE PIXIE'	3 GAL., 12-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
47	●	LOUISIANA IRIS	LOUISIANA IRIS	3 GAL., 8-10" HT. MIN., 10-12" SPR., MIN.	CONTAINER GROWN
440	●	DWARF MAX MYRTLE	MYRTICA CERIFERA VAR. FUMILA	5 GAL., 12-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
29	●	BLACK EYED SUSAN	RUBROCKA FULGIDA	3 GAL., 8-10" HT. MIN., 10-12" SPR., MIN.	CONTAINER GROWN
33	●	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL., 12-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
96	●	SALVIA 'INDIGO SPRES'	SALVIA 'INDIGO SPRES'	3 GAL., 12-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
15	●	NONE	NONE	NONE	NONE
287	●	SOUTHERN WOOD FERN	THELYPTERIS NORTALLIS	3 GAL., 14-14" HT. MIN., 12-14" SPR., MIN.	CONTAINER GROWN
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
QTY	KEY GRAPHIC	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
403	■	BERKELEY SEDGE	CAREX TUMULOSA	1 GAL., 12" MIN. HT., 12" MIN. SPR.	CONTAINER GROWN
0	■	YONDO GRASS	OPHIOPOGON JAPONICUS	24" O.C., FULL TO POT, MATCHED, CONTAINER GROWN	TO BE DETERMINED BY OWNER
1787	■	SEASONAL COLOR	---	---	---
TURF GRASS AND SEED MIXES					
QTY	KEY GRAPHIC	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
16393	■	ARTIFICIAL TURF	---	---	---
282	■	KEEPING LOVEGRASS	ERAGROBIS CURVILLA	1 GAL., 12" MIN. HT., 12" MIN. SPR.	CONTAINER GROWN
11484	■	MEXICAN FEATHERGRASS	MASSELLA TENUISSIMA	1 GAL., 12" MIN. HT., 12" MIN. SPR.	CONTAINER GROWN
154	■	SMALL BUNNY DWARF FOUNTAIN GRASS	FENESTRA FOUNTAIN GRASS	1 GAL., 12" MIN. HT., 12" MIN. SPR.	CONTAINER GROWN
5001	■	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL., 12" MIN. HT., 12" MIN. SPR.	CONTAINER GROWN

LANDSCAPE OPEN SPACE	
TOTAL AREA	37,550 SF (20%)
NORTH COURTYARD, SOUTH COURTYARD AND PERIMETER OPEN SPACE	18,752 SF
OVERALL SITE LANDSCAPE OPEN SPACE (BUILDING FOOTPRINT, ROADS, AND PARKING)	18,752 SF

1 Planting Layout  
 Plan

# Resolution No. 2016-073 Exhibit "B" – Landscape Plan (cont.)

CONTACT SUSAN FOLKERT  
FOR ALL PLANT MATERIAL.  
CONTACT: SUSAN FOLKERT  
COMPANY: GREENSTOCK  
PHONE: 214.673.8754

SHADE TREES				
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	DOVE MYRTLE	NONE	NONE	WHITE
	SAUGER MAGNOLIA	MAGNOLIA X SOULANGIANA 'ALEXANDRINI'	15 GAL., 17"-19" HT. CONTAINER GROWN, MULTI-STEM, FULL, SPECIFEN, 10'-12" MIN.	
	LIVE OAK	QUERCUS VIRGINIANA 'VIGARISE'	4-5" CAL., 14-20" HT. CONTAINER GROWN, SINGLE TRUNK, FULL AND UNIFORM CANOPY, CENTRAL LEADER, 6' BRANCHING HEIGHT	
	LIVE OAK	QUERCUS VIRGINIANA 'VIGARISE'	8" CAL., 25-30" HT. CONTAINER GROWN, SINGLE TRUNK, FULL AND UNIFORM CANOPY, CENTRAL LEADER, 6' BRANCHING HEIGHT, SPECIMEN TREE	
	CEDAR ELM	ULMUS CRASSIFOLIA	3-3.5" CAL., 11-12" HT. MIN., 5' SFR	CONTAINER GROWN, SINGLE TRUNK, FULL AND UNIFORM CANOPY, CENTRAL LEADER, 6' BRANCHING HEIGHT
	LACEDARK ELM	ULMUS PARVIFOLIA 'ALICE'	3" CAL., 12-14" HT. MIN., 10-12" SFR	CONTAINER GROWN, SINGLE TRUNK, FULL AND UNIFORM CANOPY, CENTRAL LEADER, 6' BRANCHING HEIGHT
	VITEEX	VITEX ANGUS-CASTUS 'SABREVILLE BLUE'	30 GAL., 17" HT. MIN., 4" SFR. TWIN	BULL, SPECIFEN, CONTAINER GROWN, 6' BRANCHING HEIGHT

SHRUBS, ORNAMENTAL GRASSES, AND VINES				
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	ROSE CREEK ABELIA	ABELIA X ROSE CREEK	7 GAL., 20-22" HT. 3/8" O.C., FULL TO POT, MATCHED, MIN., 20-22" SFR.	
	ALLIUM	ALLIUM 'PURPLE SENSATION'	-----	BULB
	HOLLY FERN	CRISTOPHUM PALGATUM 'ROCHFORDIANUM'	3 GAL., 14-16" HT. CONTAINER GROWN	
	AUTUMN FERN	ERYTHORIS 'RYTHOSORA'	3 GAL., 8-10" HT. CONTAINER GROWN	
	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'	5 GAL., 12-14" HT. CONTAINER GROWN	
	DWARF BURFORD HOLLY	ILEX CORNUA 'DWARF BURFORD'	5 GAL. MIN., 30" HT., 24" TWIN	FULL TO POT, 3/8" O.C., MATCHED, CONTAINER GROWN
	ROSEFALM PURPLE 'PIKIE'	LOROPETALUM CHINENSE	3 GAL., 12-14" HT. CONTAINER GROWN	
	LOUISIANA IRIS	LOUISIANA IRIS BLACK 'SIRECK'	3 GAL., 8-10" HT. CONTAINER GROWN	
	DWARF MAX MYRTLE	MYRTICA CERIFERA VAR. 'FUMILA'	5 GAL. MIN., 30" SFR. HT., 24" TWIN	FULL TO POT, 3/8" O.C., MATCHED, CONTAINER GROWN
	BLACK EYED SUSAN	SUBIBESKA BILGIDA 'SOLISTARY'	3 GAL., 8-10" HT. CONTAINER GROWN	
	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL., 12-14" HT. CONTAINER GROWN	
	SALVIA INDIGO SPRES	SALVIA 'INDIGO SPRES'	3 GAL., 8-10" HT. CONTAINER GROWN	
	AUTUMN JOY SEDUM	SEDUM AUTUMN JOY	3 GAL., 8-10" HT. CONTAINER GROWN	
	SOUTHERN WOOD FERN	THELYPTERIS NORFOLKIS	3 GAL., 14-16" HT. CONTAINER GROWN	

PERENNIALS, GROUNDCOVERS, AND ANNUALS				
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	BERKELEY SEDGE	CAREX TUNALICOLA	1 GAL., 12" MIN. HT., 24" O.C., FULL TO POT, MATCHED, 12" MIN. SFR.	
	MONDO GRASS	OPHIOPOGON JAPONICUS	1 GAL., 12" MIN. HT., 24" O.C., FULL TO POT, MATCHED, 12" MIN. SFR.	
	SEASONAL COLOR	-----	-----	TO BE DETERMINED BY OWNER
	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL., 12" MIN. HT., 12" MIN. SFR.	24" O.C., FULL TO POT, MATCHED, CONTAINER GROWN

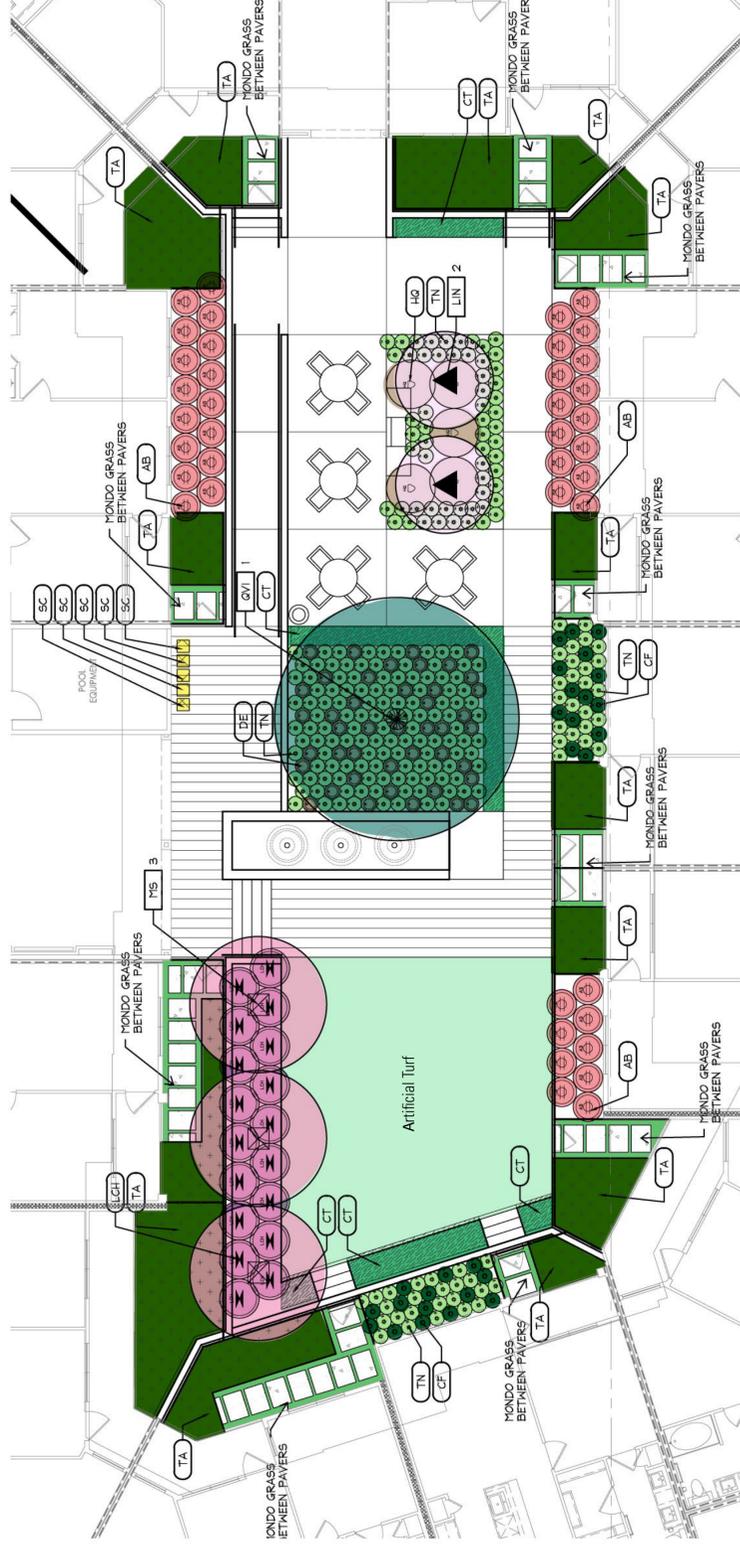
TURF GRASS AND BEED MIXES				
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	KEEPING LOVEGRASS	ERAGROSTIS CURVULA	-----	SEEDED
	MEXICAN FEATHERGRASS	MASSILLA TENU/SISPA	1 GAL., 12" MIN. HT., 24" O.C., FULL TO POT, MATCHED, 12" MIN. SFR.	CONTAINER GROWN
	LITTLE BUNNY DWARF FOUNTAIN GRASS	FENISETUM ALPEGARDIES	1 GAL., 12" MIN. HT., 12" MIN. SFR.	24" O.C., FULL TO POT, MATCHED, CONTAINER GROWN

LANDSCAPE OPEN SPACE			
HARDSCAPE	SOFTSCAPE	TOTAL AREA	
NORTH COURTYARD	26,980 SF (58%)	5,120 SF (42%)	12,100 SF
SOUTH COURTYARD	27,764 SF (48%)	3,016 SF (52%)	5,780 SF
OVERALL SITE	182,752 SF (87%)	25,953 SF (12%)	208,705 SF (ROW 28,872 SF)

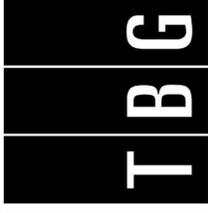
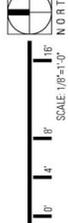
## PLANT LIST

**NOTE:**

- LARGE TREES MUST BE PLANTED (4) FEET OR GREATER FROM CURBS. LARGE TREES SHALL BE PLACED A MIN. OF (4) FEET FROM SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND OTHER STRUCTURES.
- SMALLER TREES SHALL BE PLACED CLOSER THAN (4) FEET WITH APPROVAL FROM THE CITY.
- LANDSCAPE MATERIAL WITHIN DESIGNATED SIGHT VISIBILITY TRIANGLES MUST BE LESS THAN 24" IN HEIGHT FOR 20' FROM THE INTERSECTION. LOWER TREE LIMBS MUST BE A MIN. OF 7' FROM THE GROUND.



1 South Courtyard Planting Enlargement  
Plan



Landscape Architects • Planners  
2001 Bryan Street, Suite 1450  
Dallas, Texas 75201  
(214) 744-0757 Fax: (214) 744-8785  
Austin • Dallas • Fort Lauderdale  
Fort Worth-Houston-San Antonio • Tulsa

Project:  
**JEFFERSON  
LANDMARK**

FARMERS BRANCH, TEXAS  
Project Number:

Designed: ZM, BD, GW  
Drawn: ZM, BD, GW  
Reviewed: ZM, MM

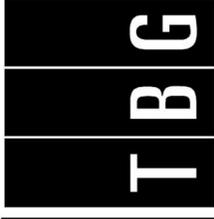
Date Issued:  
May 20, 2016

Revisions:

Sheet Title:  
**South Courtyard  
Planting Enlargement**

Sheet Number:  
**LP 1.02**

# Resolution No. 2016-073 Exhibit "B" – Landscape Plan (cont.)



FOR REVIEW ONLY  
NOT BE USED FOR CONSTRUCTION  
**FARMER'S  
BRANCH 2ND  
SUBMITTAL**  
Mark Meyer 2016

Landscape Architects • Planners  
2007 Bryan Street, Suite 1450  
Dallas, Texas 75201  
(214) 744-0757 Fax: (214) 744-6785  
Austin • Dallas • Fort Lauderdale  
Fort Worth-Houston-San Antonio • Tulsa

Project:  
**JEFFERSON  
LANDMARK**

FARMERS BRANCH, TEXAS  
Project Number:

Designed: ZM, BD, GW  
Drawn: ZM, BD, GW  
Reviewed: ZM, MM

Date Issued:  
May 20, 2016

Revisions:

Sheet Title:  
**North Courtyard  
Planting Enlargement**

Sheet Number:  
**LP 1.03**

PERENNIALS, GROUNDCOVERS, AND ANNUALS			
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	REMARKS
CT	BERKELEY SEDGE	CAREX TUMULOSA	1 GAL., 12" MIN. HT., 24" O.C. FULL TO POT, MATCHED, CONTAINER GROWN
CL	MONDO GRASS	OPHIOPOGON JAPONICUS	1 GAL., 12" MIN. HT., 24" O.C. FULL TO POT, MATCHED, CONTAINER GROWN
SC	SEASONAL COLOR	----	TO BE DETERMINED BY OWNER
TA	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL., 12" MIN. HT., 24" O.C. FULL TO POT, MATCHED, CONTAINER GROWN
TURF GRASS AND SEED MIXES			
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	REMARKS
EC	HEERING LOVEGRASS	ERAGrostis CURVULA	SEED
NT	MEXICAN FEATHERGRASS	NASSELLA TENUSSIMA	1 GAL., 12" MIN. HT., 24" O.C. FULL TO POT, MATCHED, CONTAINER GROWN
PA	LITTLE BUNNY DWARF FOUNTAIN GRASS	FENISSETUM ALOPECUROIDES	1 GAL., 12" MIN. HT., 24" O.C. FULL TO POT, MATCHED, CONTAINER GROWN

**NOTE:**

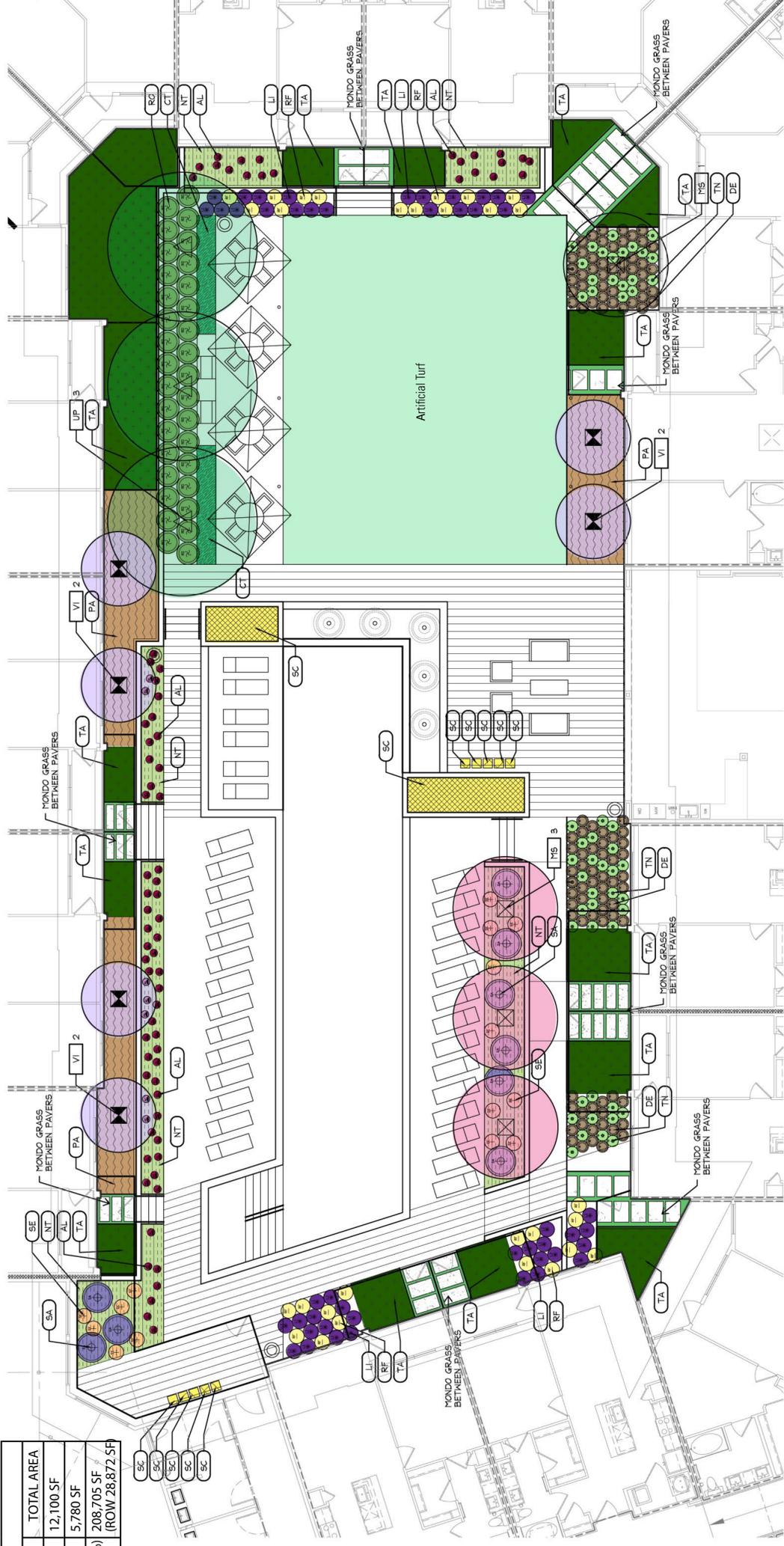
- LARGE TREES MUST BE PLANTED (4) FEET OR GREATER FROM CURBS. LARGE TREES SHALL BE PLACED A MIN. OF (4) FEET FROM SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES.
- SMALLER TREES SHALL BE PLACED CLOSER THAN (4) FEET WITH APPROVAL FROM THE CITY.
- LANDSCAPE MATERIAL WITHIN DESIGNATED SIGHT VISIBILITY TRIANGLES MUST BE LESS THAN 24" IN HEIGHT FOR GROUNDCOVER AND SHRUBS. LOWER TREE LIMBS MUST BE A MIN. OF 7' FROM THE GROUND.

CONTACT SUSAN FOLKERT FOR ALL PLANT MATERIAL.  
CONTACT: SUSAN FOLKERT  
COMPANY: GREENSTOCK  
PHONE: 817-454-9154

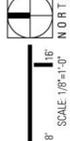
SHRUBS, ORNAMENTAL GRASSES, AND VINES			
GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	REMARKS
AB	ROSE CREEK ABELIA	ABELIA X ROSE CREEK	3/4" O.C. FULL TO POT, MATCHED, CONTAINER GROWN
AL	ALLIUM	ALLIUM PURPLE SENSATION	BULB
CT	HOLLY FERN	CYRTIDIUM FALCATUM RICHFORDIANUM	3 GAL., 14-16" HT., 12-14" SPR.
DE	AUTUMN FERN	DRYOPTERIS FRYTHOSORA	3 GAL., 8-10" HT., 10-12" SPR.
HC	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	3 GAL., 12-14" HT., 12-14" SPR.
IC	DWARF BURFORD HOLLY	ILEX CORNUTA DWARF BURFORD	3 GAL. MIN., 30" HT., 24" MIN.
LCH	LOROPETALUM 'PURELE PINK'	LOROPETALUM CHANGSAI	3 GAL., 12-14" HT., 12-14" SPR.
LI	LOUISIANA IRIS	LOUISIANA IRIS BLACK GARDEN	3 GAL., 8-10" HT., 10-12" SPR.
ME	DWARF MAX MYRTLE	MYRTICA CERIFERA VAR. PUMILA	3 GAL. MIN., 30" HT., 24" MIN.
RE	BLACK EYED SUSAN	SUBERICA FULLGIDA 'CALISTURV'	3 GAL., 8-10" HT., 10-12" SPR.
RO	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL., 12-14" HT., 12-14" SPR.
SA	SALVIA 'INDIGO SPIRES'	SALVIA 'INDIGO SPIRES'	3 GAL., 8-10" HT., 10-12" SPR.
SE	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	3 GAL., 12-14" HT., 12-14" SPR.
TK	SOUTHERN WOOD FERN	THELYPTERIS NORMALIS	3 GAL., 14-16" HT., 12-14" SPR.

PLANT LIST			
SHADE TREES GRAPHIC KEY	COMMON NAME	SCIENTIFIC NAME	REMARKS
LN	GRAPE MYRTLE	NONE	WHITE
MS	SAUZER MAGNOLIA	MAGNOLIA X SOULANGIANA ALEXANDRAM	15 GAL., 17", 10-12" HT. MIN., 10-12" SPR. MIN.
OV	LIVE OAK	QUERCUS VIRGINIANA HIGHRISE	4-5' CAL., 16-20" MIN.
OV	LIVE OAK	QUERCUS VIRGINIANA HIGHRISE	8' CAL., 25-30" HT. MIN., 16-24" SPR. MIN.
UC	CEDAR ELM	ULMUS CRASSIFOLIA	8-8.5' CAL., 11-12" HT. MIN., 5' SPR. MIN.
UP	LACINBAR ELM	ULMUS PARVIFOLIA ALLEE	3' CAL., 12-14" HT. MIN., 10-12" SPR. MIN.
VI	VITEX	VITEX ANGUS-CASTUS 'ABBEVILLE BLUE'	30 GAL., 7' HT. MIN., 4' SPR. MIN.

LANDSCAPE OPEN SPACE		
HARDSCAPE	SOFTSCAPE	TOTAL AREA
NORTH COURTYARD	5,120 SF (42%)	12,100 SF
SOUTH COURTYARD	2,764 SF (48%)	5,780 SF
OVERALL SITE	182,752 SF (87%)	208,705 SF (ROW 28,872 SF)



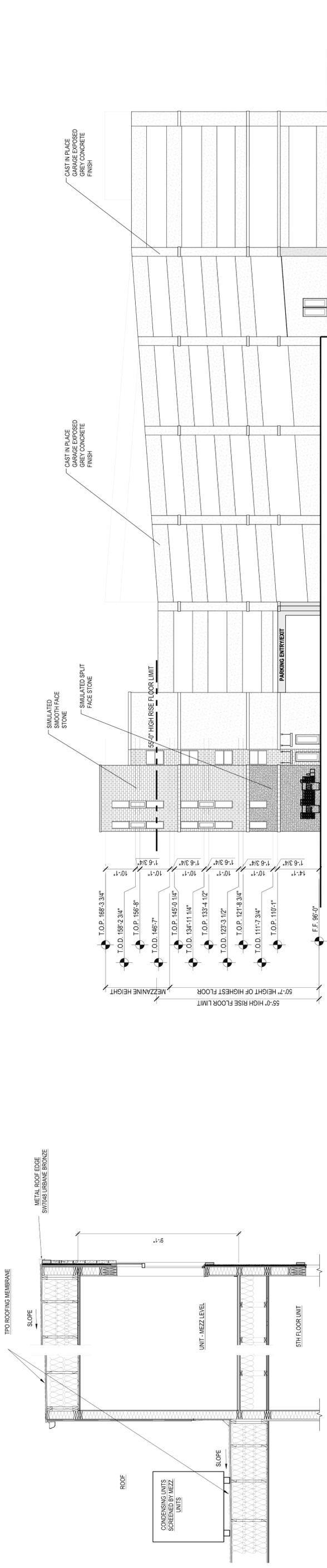
1 North Courtyard Planting Enlargement  
Plan





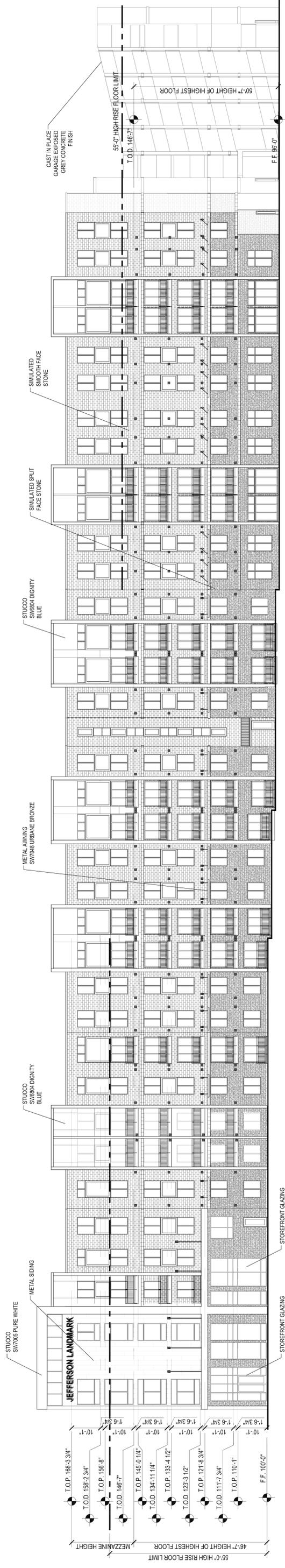
# Resolution No. 2016-073 Exhibit "D" – Elevations

WEST ELEVATION: MATERIAL PERCENTAGES		SOUTH ELEVATION: MATERIAL PERCENTAGES	
STONE:	21,275 S.F. = 76%	STONE:	17,991 S.F. = 20%
METAL SIDING:	910 S.F. = 3%	CONCRETE:	7,296 S.F. = 80%
FENESTRATION:	12,726 S.F. = 45%	FENESTRATION:	250 S.F. = 2%



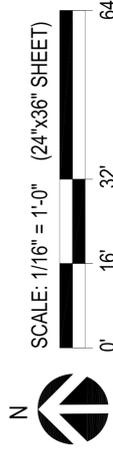
TYPICAL EXTERIOR PARAPET DETAIL : NTS

SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



A413

## JEFFERSON LANDMARK

JPI

FARMERS BRANCH, TX

HPA#15313

Jun 21, 2016



**HUMPHREYS & PARTNERS ARCHITECTS L.P.**

5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-9636 (972) 701-9639  
www.humphreys.com marketing@humphreys.com  
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE  
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

# Resolution No. 2016-073 Exhibit "D" – Elevations (cont.)

EAST ELEVATION: MATERIAL PERCENTAGES	NORTH ELEVATION: MATERIAL PERCENTAGES
STONE: 18,273 S.F. = 68%	STONE: 13,873 S.F. = 84%
STUCCO: 4,011 S.F. = 15%	CONCRETE: 7,266 S.F. = 11%
CONCRETE: 4,526 S.F. = 17%	METAL SIDING: 566 S.F. = 5%
FENESTRATION: 7,775 S.F. = 29%	FENESTRATION: 8,477 S.F. = 39%



**EAST ELEVATION**



**NORTH ELEVATION**



**A414**

## JEFFERSON LANDMARK

JPI

FARMERS BRANCH, TX

HPA#15313

Jun 21, 2016

**HUMPHREYS & PARTNERS ARCHITECTS L.P.**

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639

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**Resolution No. 2016-073  
Exhibit “D” – Elevations (cont.)**



**Site Photographs:**





# City of Farmers Branch

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

## Staff Report

File Number: ORD-3386

**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Public Hearing

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:** H.4

**Conduct a public hearing and consider adopting Ordinance No. 3386 granting a Specific Use Permit to allow the sale of alcoholic beverages in a qualified restaurant at 11482 Luna Road, Suite 150; and take appropriate action.**

### BACKGROUND:

J's Deli restaurant is located in one of the two properties that form the outparcel of the Westwood Business Park which is located east of Luna Road and north of Royal Lane. It is located within the Planned Development No. 22 (PD-22) zoning district. The zoning district allows for a variety of commercial and light industrial land uses.

### DISCUSSION:

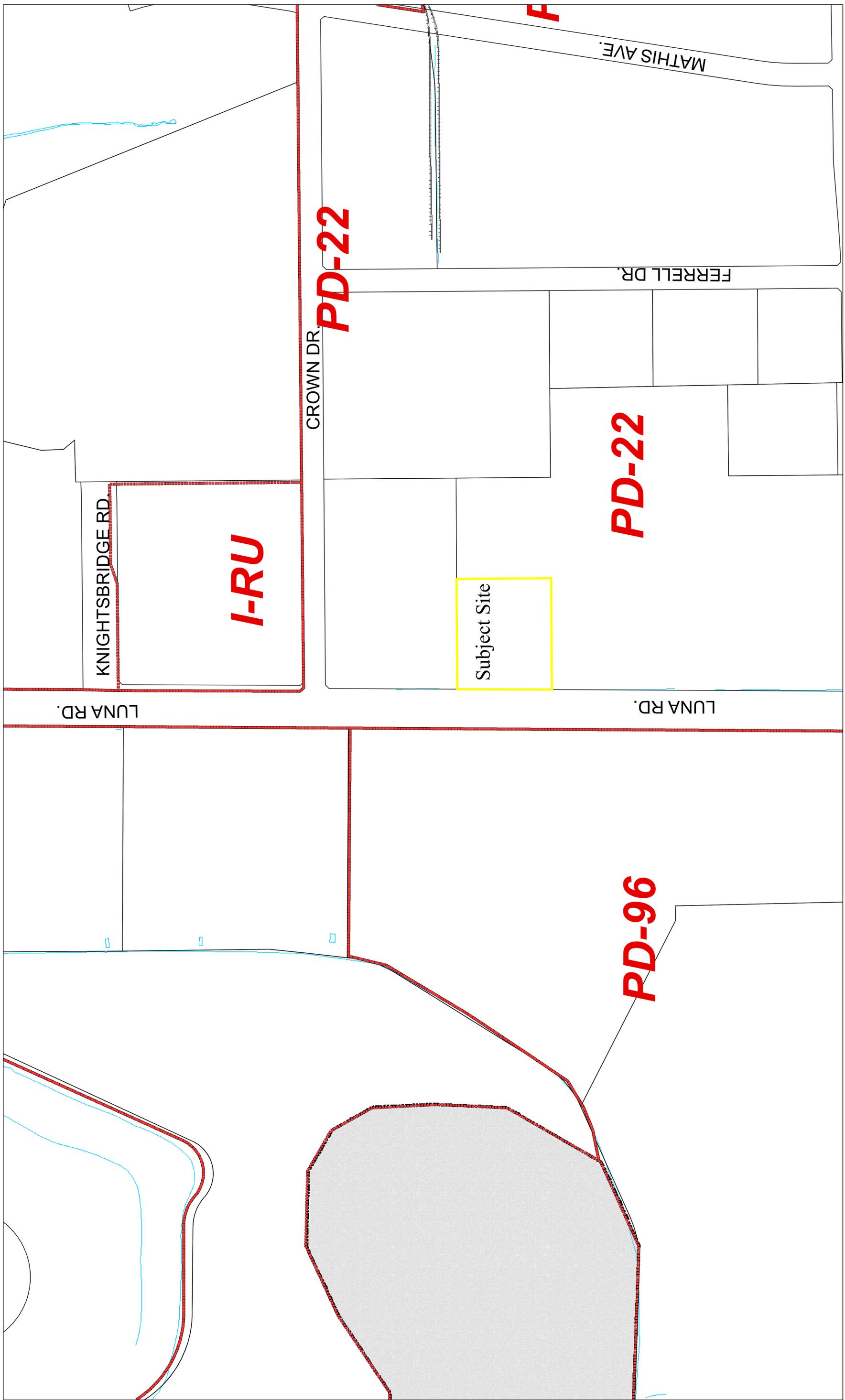
The applicant, J's Deli, is requesting a Specific Use permit to allow the sale of alcohol in their current / existing location on Luna Road.

### RECOMMENDATION:

On July 25th 2016 the Planning and Zoning Commission voted to recommend approval of the Specific Use Permit as presented in the Ordinance No. 3386.

### ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3386
5. Site Photographs



# 16-SU-07 - Location Map

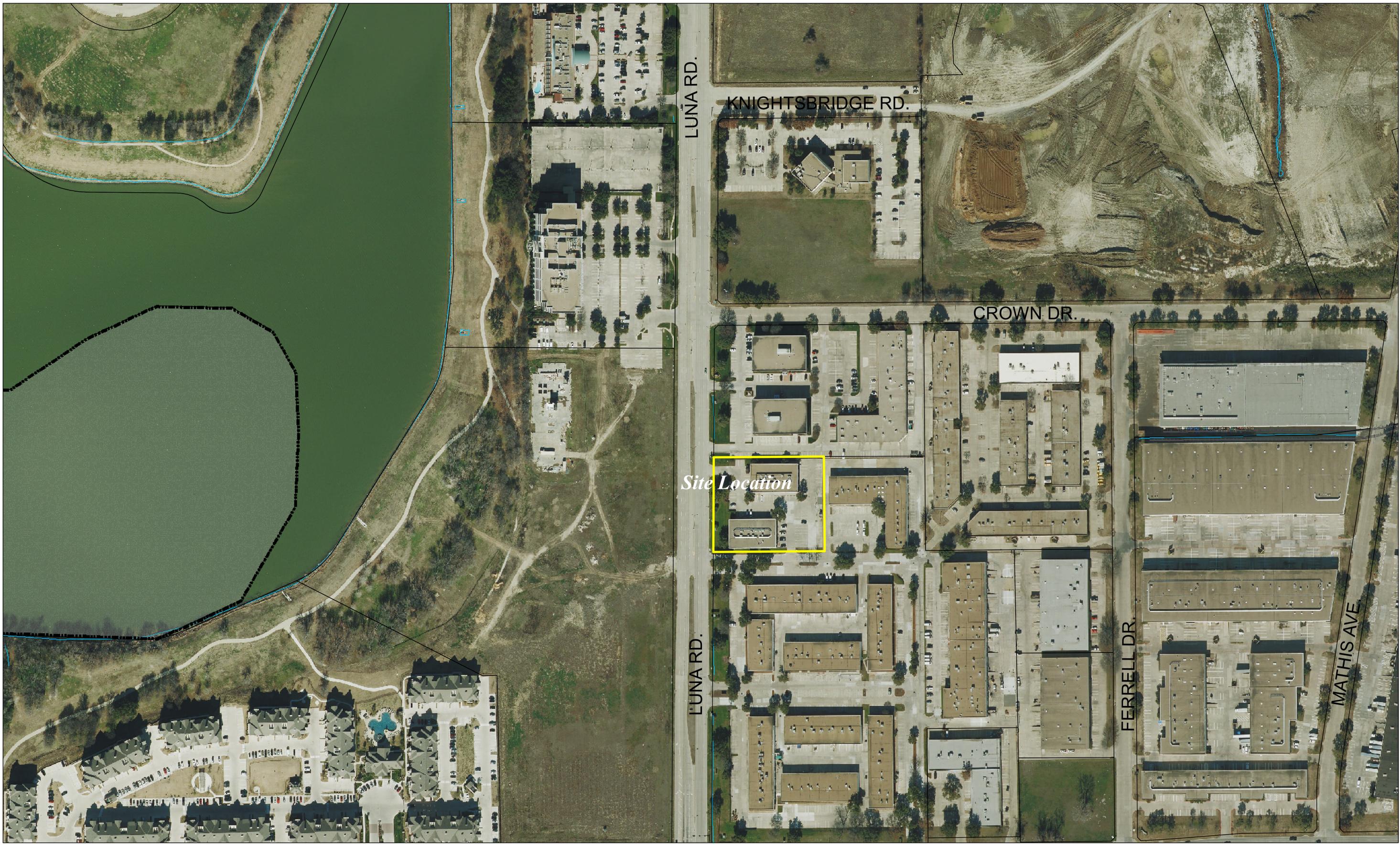
## 11482 Luna Rd.



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. For pictorial reference only.

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit



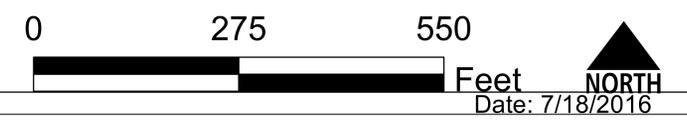


# 16-SU-07 - Aerial Map 11482 Luna Rd.

-  Parcel Property Boundaries
-  City Limit



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. For pictorial reference only.





# Information MEMORANDUM

TO: Mayor and City Council

FROM: Charles Cox  
City Manager

DATE: August 11, 2016

SUBJECT: Proposed Ordinance No. 3386 to approve a Specific Use Permit for Alcohol Sales within a Qualified Restaurant at 11482 Luna Road, Suite 150

---

## **Existing Conditions:**

J's Deli restaurant is located in one of the two properties that form the outparcel of the Westwood Business Park which is located east of Luna Road and north of Royal Lane. It is located within the Planned Development No. 22 (PD-22) zoning district. The zoning district allows for a variety of commercial and light industrial land uses. The site is bounded on the south and east by the Westwood Business Park. To the north is the Crown Plaza office building. To the west of the site is the Waters Edge Phase 2 multifamily development. The restaurant is requesting permission to sell alcohol (beer and wine) to its restaurant customers with their meals.

The subject site contains two existing one-story masonry buildings. J's Deli is located in the southern building, closest to Luna Road. (See Aerial Map). Both of the buildings were constructed in 1981 and contain about 11,000 square feet. The building J's Deli is currently located in, is divided into four suites. J's Deli is located in one of the southern suites. The additional suites are currently vacant, but allow a variety of commercial and office uses.

## **Proposal/Site Design:**

The suite occupied by J's Deli is approximately 2,246 square feet (see Floor Plan). The restaurant contains 40 seats and has operated at this existing location since 2006. This restaurant is a deli/counter style restaurant with a serving line. The customer orders at the counter and then

selects a table. Beer and wine would be an option at the counter when the customer orders. Therefore, there is no bar area in this restaurant. There is also no drive-in capability or walkup windows.

The applicant also is proposing to add an outdoor patio dining area, along the southern end of the building (see Site Plan). The proposed outdoor area would be approximately 649 square feet with a concrete floor, wooden deck and a sloped metal roof. This dining area would allow for 20 additional seats, expanding the entire restaurant area to approximately 2,895 square feet and allow for a total of 60 seats.

### **Parking:**

Approximately 108 parking spaces serve the two existing buildings located on the site. The city parking requirements dictates the restaurant utilize 20 of those parking spaces. There is adequate parking on the site to serve the restaurant and its customers (see Site Plan).

### **Landscaping:**

The applicant plans to install additional landscaping along the perimeter of the proposed patio. The landscaping is a combination of shrubs and trees including; Purple Diamond Loropetalum, Gray Leaf Cotoneaster and Holly Savannah. (See Planting Plan.)

### **Signs:**

Signs for the restaurant consist of one existing sign on the door of the entrance to the restaurant and one proposed wall sign approximately 33 square feet (see Proposed Signage). Per the City's requirements, the restaurant will not be allowed to advertise on any signage that they sell alcoholic beverages.

### **Operation:**

The restaurant's hours of operation are Monday through Friday 7:00 am to 10:00 pm, Saturday from 8:00 am to 10:00 pm and Sunday from 8:00 am to 9:00 pm.

The applicant has submitted an Alcohol Awareness Program, which establishes a comprehensive alcohol policy for the restaurant. They agree to abide by the City's requirements for alcohol sales, as well as the Texas Alcoholic Beverage Commission. (See Alcohol Awareness Plan).

Under Ordinance 2768 the following requirements must be met in order for a restaurant to serve alcoholic beverages:

- (a) the bar/holding area does not exceed 20% of a restaurant;
- (b) at least 60% of the total gross sales must be attributable to food and non-alcoholic beverage sales;
- (c) there are no exterior signs or signs visible from the restaurant's exterior advertising the sale of alcoholic beverages;

- (d) there is no drive-in curb service; and
- (e) an alcohol awareness program is submitted with the application.

The applicant has met all of these above requirements.

**Comprehensive Plan:**

The West Side Plan identified the recommended use of the subject property and surrounding area as Light Industrial and Office. The Plan states the restaurant is located within the Industrial Districts regional centers which is desirable for retail and restaurant business. Also given the concentration of multi-family developments in this area, restaurant use is desirable.

**Public Response:**

Four public notification letters were mailed on July 14, 2016. Two zoning notification signs were also posted on the site that same day. A public notice ad was published in Dallas Morning News on July 28. As of August 12, no letters of opposition to this Specific Use Permit request have been received by the City.

**Possible Council Action:**

1. I move to adopt Ordinance No. 3386.
2. I move to adopt Ordinance No. 3386 with the following modification(s)...
3. I move to table the item or take no action.



## ORDINANCE NO. 3386

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW THE ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN A QUALIFYING RESTAURANT FOR AN APPROXIMATELY 2895 SQUARE FOOT PORTION OF BUILDING AND ADJACENT PATIO AREA IN THE LUNA-ROYAL, LTD. ADDITION (COMMONLY KNOWN AS 11482 LUNA ROAD, SUITE 150) LOCATED WITHIN THE PLANNED DEVELOPMENT NUMBER 22 (PD-22) ZONING DISTRICT; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT “A”; PROVIDING FOR ADDITIONAL SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**SECTION 1.** The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit with special conditions for the on-premise sale and consumption of alcoholic beverages within a qualifying restaurant for an approximately 2895 square foot portion of the building depicted on Exhibit “A,” attached hereto and incorporated herein by reference, said building being located in property described as Luna-Royal, Ltd. Addition, an Addition to the City of Farmers Branch, Texas, according to the plat recorded at Volume 81061, Page 61, Map Records, Dallas County, Texas, (more commonly known as 11482 Luna Road, Suite 150)(“the Property”) which is located within the Planned Development Number 22 (PD-22) zoning district.

**SECTION 2.** If the Property is used and developed in accordance with the rights granted

pursuant to Section 1, above, the Property shall conform in operation, location and construction to the development standards specified within the Planned Development No. 22 (PD-22) zoning district as well as the following special conditions:

A. The sale of alcoholic beverages shall at all times be in full compliance with all requirements of laws and regulations of the State of Texas and the City of Farmers Branch Comprehensive Zoning Ordinance, as amended or succeeded, relative to such use;

B. The rights granted pursuant to Section 1 of this Ordinance shall be limited to the portion of the building and the outdoor patio area located on the Property depicted on Exhibit "A," attached hereto and incorporated herein by reference;

C. No service or consumption of alcoholic beverages may occur on the outdoor patio area unless and until the planting of all landscaping shown in Exhibit "B," attached hereto and incorporated herein by reference, has been completed. The sale of alcoholic beverages on the patio area shall cease if the landscaping set forth Exhibit "B" is removed and not replaced.

D. The sales and service of alcoholic beverages on the Property shall at all times be in conformance with the Alcohol Awareness Program set forth in Exhibit "C," attached hereto and incorporated by reference; and

E. No amplified live or recorded music shall be permitted on the exterior of the Property.

F. The restaurant shall not be open to serve alcoholic beverages to the public except during the following hours:

- (1) Monday through Friday: Open to the public not earlier than 7:00 am or later than 10:00 pm Central Time;
- (2) Saturday: Open to the public not earlier than 8:00 am and later than 10:00 pm Central Time.
- (3) Sundays: Open to the public not earlier than 8:00 am and later than 9:00 pm Central Time.

**SECTION 3.** The Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

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

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

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

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

**SECTION 8.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 16<sup>TH</sup> DAY OF AUGUST, 2016.**

ATTEST:

APPROVED:

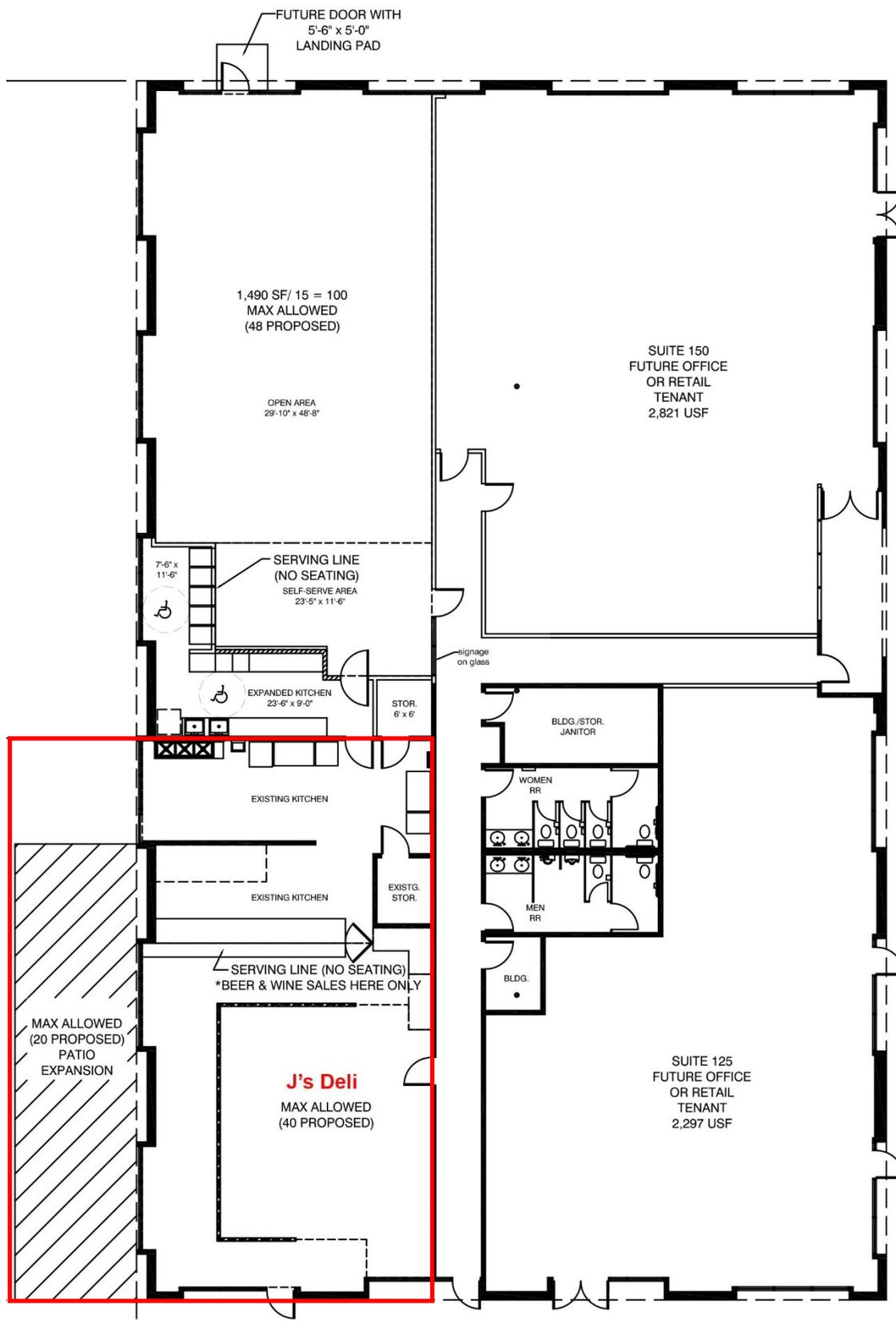
\_\_\_\_\_  
Amy Piukana, City Secretary

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

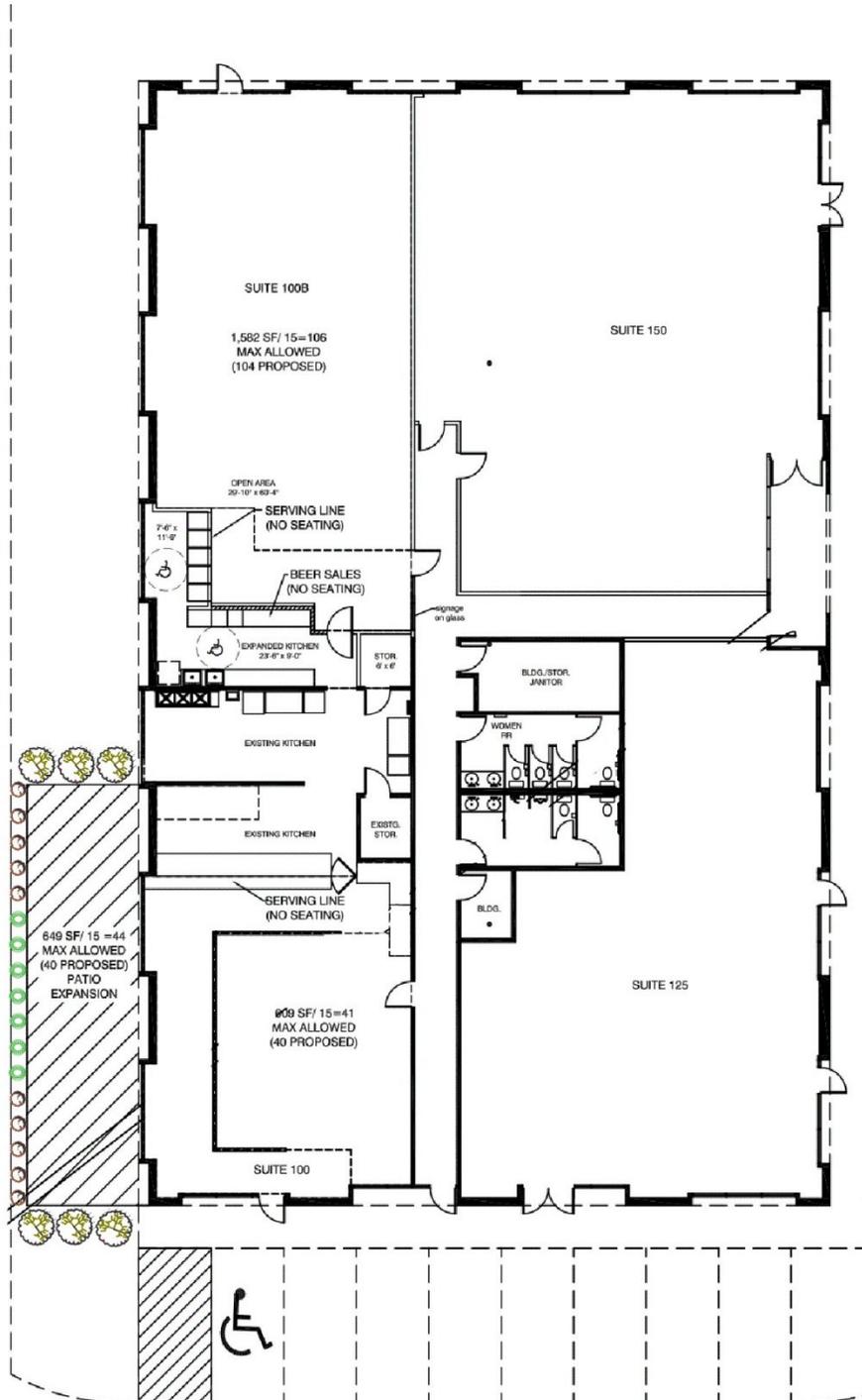
APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:8/7/16:78190)





**Ordinance No. 3386**  
**Exhibit "C" – Landscape Plan**



FORAGED

**Ordinance No. 3386**  
**Exhibit “C” - Alcohol Awareness Program**

J's Deli  
11482 Luna Road, Suite 150,  
Farmers Branch, Texas 75234

**J's Deli**  
**Alcohol Awareness Program**

J's Deli requirements for the sale of Alcoholic Beverages

1. J's Deli will abide by the Texas Alcoholic Beverage Code.
2. J's Deli will abide by the Texas Penal Code.
3. Any unlawful acts related to the sale or consumption of alcoholic beverages will be reported to the police.
4. Customers requesting to purchase alcoholic beverages will provide a legal picture ID, of one of the following: Current Drivers License, Military ID, State ID or Passport.
5. All customers purchasing alcohol beverages must be at least 21 years of age.
6. All J's Deli staff that directly or indirectly handles alcoholic beverages will be at least 21 years of age.
7. Servers will be required to take the TABC Seller Training Program.
8. Alcoholic beverages will only be served inside the restaurant premises, and must remain inside the restaurant premises.
9. Anyone that is, or is believed to be intoxicated will not be served alcohol.
10. Alcohol will not be served to anyone that is or is believed to be intoxicated.
11. Anyone that is, or is believed to be intoxicated will not be permitted to remain on the premises.
12. J's Deli will make every effort to call for a cab for anyone who is intoxicated.
13. No alcoholic beverages will be sold before opening of J's Deli.
14. No alcoholic beverages will be sold after closing J's Deli.

**Ordinance No. 3386**  
**Exhibit “C” - Alcohol Awareness Program (cont.)**

J's Deli  
11482 Luna Road, Suite 150,  
Farmers Branch, Texas 75234

15. No fire arms will be permitted on the premises.
16. J's Deli will not hang exterior signs advertising the sale of alcohol.
17. J's Deli's gross sale of food shall be at least 60% of the gross sales for each quarterly reporting period.
18. J'S Deli shall maintain and keep records necessary to demonstrate compliance with the minimum 60% food and non-alcoholic beverage sales of the restaurant's total gross sales.
19. J's Deli will not allow alcoholic beverages to be taken or consumed anywhere other than the J's Deli premises.

Site Photographs





# City of Farmers Branch

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

## Staff Report

File Number: ORD-3387

**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Public Hearing

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:** H.5

**Conduct a public hearing and consider adopting Ordinance No. 3387 granting a Specific Use Permit allowing an indoor firearms range training facility to be located at 14400 Midway Road; and take appropriate action.**

### BACKGROUND:

The site is located within the Light Industrial (LI) zoning district.

### DISCUSSION:

The applicant, Eagle Gun Range, is proposing to redesign the existing building located at 14400 Midway Road into an indoor firearms facility. The facility will include two indoor gun ranges, training center, offices and a retail sales area.

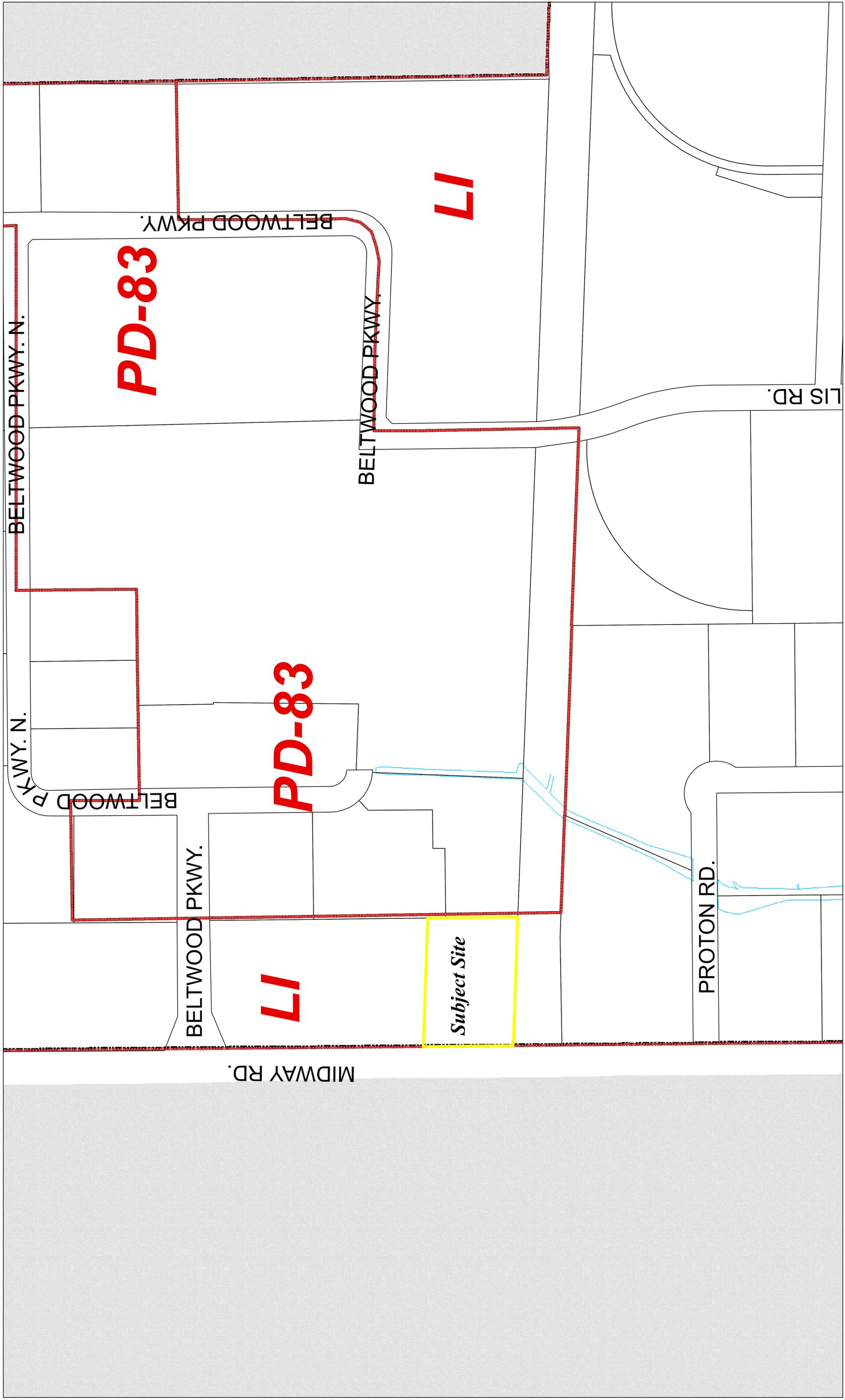
### RECOMMENDATION:

On July 25th 2016 the Planning and Zoning Commission voted to recommend approval of the Specific Use Permit as presented in the Ordinance No. 3387.

The City has received one letter of opposition from a property owner within the 200 feet buffer from the subject property, representing approximately 26% of the area within the 200 feet radius of the site. More than 20% written opposition from the surrounding property owners requires a supermajority vote (4 votes) from City Council to approve this Specific Use Permit.

### ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3387
5. Safety Measures Information
6. Shooting Area Construction Details
7. Sound Study Report
8. Site Photographs
9. Letters of Opposition



-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

# 16-SU-14 - Location Map

## 14400 Midway Road



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. For pictorial reference only.



NORTH  
▲



*Subject Site*

# 16-SU-14 - Aerial Map

## 14400 Midway Road

- Parcel Property Boundaries
- City Limit



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. For pictorial reference only.





# Information MEMORANDUM

TO: Mayor and City Council  
FROM: Charles Cox  
City Manager  
DATE: August 11, 2016  
SUBJECT: Proposed Ordinance No. 3387 to approve a Specific Use Permit for an indoor gun range at 14400 Midway Road

---

## **Existing Conditions:**

The site is approximately 1.388 acres and is located on the east side of Midway Road, approximately 480 feet north of Proton Road, and along the city limit line between City of Farmers Branch and Town of Addison. (See Aerial Map)

The property is surrounded by retail and commercial uses on all sides. To the south the property is bordered by an approximately 120 feet wide ONCOR easement. The closest school is approximately 700 feet south of the site. The closest church is approximately 700 feet south of the site. The site is located in the Light Industrial zoning district (LI). (See Location Map)

There is an existing 16,124 square feet one-story building located on the site. Currently, the building is being used as an office facility.

## **Site Design:**

The applicant, Eagle Gun Range, is currently located in Lewisville and is looking to expand with a second location in Farmers Branch. The applicant is proposing to completely redesign the existing building into an indoor firearms training facility that will include 2 twelve-lane gun ranges, 2 training rooms / classrooms, offices and a retail sales area.

The overall improvement plan for the entire site will include the resurfacing and restriping of the entire parking lot, additional parking spaces and landscape improvements along Midway Road. A masonry dumpster enclosure will be located in the northeast corner of the lot. (See Site Plan)

### **Gun Range and Training Center:**

The proposed firearms facility will operate within the existing precast concrete tilt wall building and will be designed to comply with all applicable state and federal regulations governing indoor gun ranges. These regulations include interior ventilation and exhaust air quality, and safe handling and appropriate management of lead projectile waste as required by the Occupational Safety and Health Administration (OSHA), Texas Commission of Environmental Quality (TCEQ), American National Standards Institute (ANSI), Environmental Protection Agency (EPA), National Institute for Occupational Safety and Health (NIOSH), National Fire Protection Agency (NFPA), National Rifle Association (NRA) range development standards.

The proposed facility will contain two shooting areas (approximately 25-yard long), two large classrooms, offices and control / monitor room for staff and a retail area. The shooting ranges will have observation areas with bullet-proof glass on the observation wall and a bullet trap equipment areas at the end of the fire lanes. The firing lanes are oriented southward. (See Floor Plan)

Most of the building improvements for increased safety to this firearms facility will be within the interior of the building. The exterior of the building will not be significantly modified, although the existing façade will be improved to meet the safety requirements necessary for a gun range facility. For example, the main access in the building will be from 2 courtyards on the western side. These access areas will be secured with a security fence and an entry gate. The building currently has two semi-open courtyards that will be secured as follows: the existing glazing to the south will be removed and filled with new CMU to match existing, the glazing on the northern side will be sealed with security bars and the door will serve as a secured secondary exit, all existing windows will be secured with commercial grade steel bars. The two existing semi-open courtyards will not be accessible to the public.

The proposed hours of operation for this facility is 10:00 AM to 9:00 PM, Monday through Friday, 9:00 AM to 9:00 PM on Saturday and 1:00 PM to 8:00 PM on Sunday. A total of 17 employees are estimated to work at this location.

The safety aspects of the operation of this facility will be addressed as follows:

- The two shooting ranges will be provided with clean, constant flow input air while properly filtering combustion by-products such as smoke, Co and CO<sub>2</sub>, NO<sub>2</sub> and lead particles from exhaust air. A unique filtration system will be installed in the shooting areas and will be separated from the regular HVAC system installed in the common areas (office, retails, and classrooms). The air filtration system will comply with EPA standards and will be a High-Efficiency Particulate Air (HEPA) type of air filtering system.
- The gun range will comply with all OSHA regulations providing a safe environment for employees. (See Safety Measures Information)

- The shooting ranges will consist of 8" concrete blocks, steel reinforced filled with additional concrete and safety ceiling with metal panels / baffles. All fired projectiles will be contained within the interior of the range firing area itself, and will terminate in a max 8-foot tall rubber berm trap installed at the end of the firing lanes, on the southern side of the building. The shooting stalls and ceiling baffles will be made of AR500 steel, a high standard ballistic material. (See Shooting Area Construction Details)
- Lead and other heavy metal projectile waste such as copper and nickel will be handled appropriately according to EPA requirements. All debris will be turned over to a lead recycler, as required by provisions of Resource Conservation and Recovery Act (RCRA).
- Fire protection with a sprinkler system will be installed in the entire building and supplementary, the ballistic rubber berm in the bullet trap area will be sprayed with flame retardant solution periodically.

The applicant has submitted a Sound Study and a Sound Mapping Summary (SMS) designed to assess possible sound level relative to the audibility of a gun fire. The SMS was based on a "worst case scenario" assuming twenty four 0.38 caliber revolvers being discharged at the same time and considered only the sound generated by the site and not taking into consideration the existing ambient sound levels (street, surrounding businesses, etc.). The SMS created a 3D a computer generated sound model / sound map showing only the sound generated by the peak gun sound. The SMS sound map shows a projected sound level of 60-65 decibels at the property line. Based on this study and the observation of the existing Lewisville facility, city staff has determined this sound level will not be a nuisance within or at the boundary of the site considering the ambient sound in the area and along Midway Road. (See Sound Study)

Based on this study, the sound generated by gunfire will be controlled in such a manner that it will not be a nuisance to the neighbors and will pose no threat to the health and safety of range patrons, staff and surrounding neighboring businesses and persons. The gun ranges area will be insulated with a sound absorbing wall treatment over the new CMU block walls that will enclose the range area. The entire building will be supplementary insulated.

The specific safety measures to be installed at this location are as follows:

- All employees are trained under the Alcohol, Tobacco and Firearms (ATF) federal instruction programs and are NRA certified range safety officers
- At least two employees will be on site for opening and closing hours. All access in the building, except the main front door, will have security measures to prevent entry from outside.
- The building will be secured with commercial grade steel bars covering all openings of the building.
- A 24-hour monitoring system will be installed throughout the site. The security system will include laser beams, commercial grade fencing, glass breaking sensors, motion sensors and door penetration wiring. Approximately 35 security cameras will be installed inside and around the site. These cameras will cover the inside of the shooting bays, the training rooms, the store room and loading dock, the retail and office areas, as well as all sides of the exterior of the building and parking lot. A minimum of two cameras will be

installed on each side of the building and one camera on each of the front entry areas. All cameras will have 60 degree view. The security cameras will be monitored from the interior server room to make sure all the gun range users are complying with the range's rules and all activity within the property is safe. A NRA certified safety officer will monitor the security cameras during the hours the range is open to the public. Outside working hours, the cameras will be monitored by a private security company.

- All customers will be required to bring their firearms to the facility contained within a holster or a gun case. The facility will allow only firearms under 0.50 caliber to be used within the shooting range. (See Safety Measures Information)

### **Parking:**

The applicant submitted a parking ratio comparison between several gun ranges in the Dallas area. The proposed development will provide 62 standard parking spaces and 3 ADA parking spaces. Staff believes this parking ratio requirement to be adequate for this combination of uses. (See Site Plan)

### **Landscaping:**

The existing landscape island in front of the building along Midway Road will be improved with a combination of new trees and shrubs. The landscape island will have 9 trees (a combination of Red Shumard Oak, Japanese Pine Tree and Crape Myrtle) and tall evergreen shrubs (a combination of Red Yucca and Lorapetalus). This area has a fully operable irrigation system that will continue to be used. (See Landscape Plan)

### **Signage:**

An individual monument sign will be placed in the front landscape island setback 13 feet from the property line. The monument sign will not exceed 75 square feet in area and 6 feet in height. A wall sign will be placed on the eastern façade, facing Midway Road. The wall sign will not project more than 12 inches from the building structure wall and will not exceed 75% of the length of the front elevation. All signage will comply with City's Sign Ordinance. (See Proposed Signage)

### **Comprehensive Plan:**

The Comprehensive Plan, designates this area as a General Commercial District and is zoned for Light Industrial uses. Therefore, this request is consistent with the City's Comprehensive Plan.

### **Thoroughfare Plan:**

Midway Road is not identified for further expansion on the 2013 Thoroughfare Plan. Improvements to the existing lanes of Midway Road are planned for 2017 by the Town of Addison.

**Public Response:**

Six (6) zoning notification letters were mailed to the surrounding property owners on July 14<sup>th</sup>, 2016. Two (2) zoning notification signs were also placed on the site on the same day. A public notice ad was published in Dallas Morning News on July 28<sup>th</sup>. As of August 12, three letters of opposition have been received by the City. One of these opposition letters is from the property owner to the north side of the site. This opposing property owner represents more than 20% of the notified property area within Farmers Branch, therefore a super majority of City Council (4 affirmative votes) must be obtained to approve the proposed SUP. (See Mailed Notices Summary and Opposition Letters). In addition, 33 letters of support to the proposed gun range have been received by the City (available upon request).

**Possible Council Action:**

1. I move to adopt Ordinance No. 3387.
2. I move to adopt Ordinance No. 3387 with the following modification(s)...
3. I move to table the item or take no action.



## ORDINANCE NO. 3387

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A FIREARMS INDOOR FACILITY FOR 1.3878± ACRES OUT OF BLOCK B, BELTWOOD BUSINESS PARK, FIRST INSTALLMENT, CITY OF FARMERS BRANCH (COMMONLY KNOWN AS 14400 MIDWAY ROAD) WHICH IS PRESENTLY LOCATED IN A LIGHT INDUSTRIAL (“LI”) ZONING DISTRICT; PROVIDING FOR THE APPROVAL OF THE SITE PLAN; FLOOR PLAN, AND LANDSCAPE PLAN; PROVIDING FOR ADDITIONAL SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR TERMINATION FOR ABANDONMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**SECTION 1.** The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit for a Firearms Indoor Facility for a 1.3878± acre tract of land out of Block B, Beltwood Business Park, First Installment, an Addition to the City of Farmers Branch, Texas (commonly known as 14400 Midway Road), said tract being more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”) and located within a Light Industrial (“LI”) zoning district.

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards specified within the Light Industrial (“LI”) zoning district, and if used and developed in accordance with the purposes for which this Specific Use Permit is granted, the Property shall be developed in accordance with the following special conditions:

- A. The Property shall be developed and used only in accordance with the Floor Plan, Landscape Plan, and Elevations attached hereto respectively as Exhibits “B,” “C,” and “D,” and incorporated herein by reference. No certificate of occupancy shall be issued until all required landscaping has been installed in accordance with Exhibit “C.”
- B. The firearms indoor facility shall be operated solely within the existing brick/concrete block building and designed to comply with all applicable state and federal laws and regulations and professional organization standards governing interior ventilation and exhaust air quality, and safe handling and appropriate management of lead projectile waste as required by the Occupational Safety and Health Administration (OSHA), Texas Commission of Environmental Quality (TCEQ), American National Standards Institute (ANSI), Environmental Protection Agency (EPA), National Institute for Occupational Safety and Health (NIOSH), National Fire Protection Agency (NFPA), and National Rifle Association (NRA) range development standards.
- C. The gun ranges will be equipped with a ventilation system to provide clean, constant, flow in-put air while properly filtering combustion by-products such as smoke, CO and CO<sub>2</sub>, NO<sub>2</sub> and lead particles from exhaust air.
- D. All fired projectiles must be contained within the interior of the range firing area.
- E. Lead and other heavy metal projectile waste such as copper and nickel will be handled in accordance with applicable environmental laws and regulations. All debris will be delivered to a lead recycler for recycling or disposal in accordance with applicable provisions of the Resource Conservation and Recovery Act (RCRA).
- F. Noise generated by gunfire shall be controlled in such a manner to prevent such noise noxious from exceeding the noise standards within the Light Industrial (LI) Zoning District.

**SECTION 3.** In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This Ordinance and the right to develop and use the Property for a firearms indoor facility shall terminate if such use does not commence on or before the second (2<sup>nd</sup>) anniversary of the effective date of this Ordinance. Furthermore, in the event the use of the Property for a firearms indoor facility shall cease and not occur for a continuous period of more than 180 days, this Ordinance shall terminate and the use of the Property as a firearms indoor facility after said period shall be illegal and not a legal non-confirming use.

**SECTION 8.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 16th DAY OF AUGUST, 2016.**

ATTEST:

APPROVED:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:8/8/16:78192)

**Ordinance No. 3387**  
**EXHIBIT "A" – Description of the Property**

**BEING** A TRACT OF LAND SITUATED IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, SAID TRACT BEING A 1.388 ACRE PORTION OF BLOCK B BELTWOOD BUSINESS PARK, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS AS RECORDED IN VOLUME 72030, PAGE 2176 M.R.D.C.T., AND BEING THE TRACT CONVEYED TO 14400 MIDWAY, LLC BY THE DEED RECORDED IN INSTRUMENT 201200167245, O.P.R.D.C.T., AND SAID 1.388 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FOUND IRON ROD FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MIDWAY ROAD WITH THE NORTH LINE OF A DALLAS POWER AND LIGHT EASEMENT ACCORDING TO THE DEED RECORDED IN VOLUME 4607, PAGE 319, D.R.D.C.T., AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID BLOCK B BELTWOOD BUSINESS PARK, FIRST INSTALLMENT;

**THENCE** NORTH 00 DEGREES 21 MINUTES 00 SECONDS WEST, ALONG SAID EAST R.O.W. LINE OF MIDWAY ROAD A DISTANCE OF 194.04 FEET TO A FOUND IRON ROD FOR CORNER;

**THENCE** NORTH 89 DEGREES 39 MINUTES 00 SECONDS EAST LEAVING SAID EAST R.O.W. LINE OF MIDWAY ROAD A DISTANCE OF 300.00 FEET TO A FOUND IRON ROD FOR CORNER:

**THENCE** SOUTH 00 DEGREES 21 MINUTES 00 SECONDS EAST PARALLEL WITH SAID EAST R.O.W. LINE OF MIDWAY ROAD A DISTANCE OF 208.97 FEET TO A FOUND IRON ROD IN THE NORTH LINE OF SAID DALLAS POWER AND LIGHT COMPANY EASEMENT FOR CORNER;

**THENCE** NORTH 87 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID DALLAS POWER AND LIGHT COMPANY EASEMENT A DISTANCE OF 300.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 60,452 SQUARE FEET OR 1.388 ACRES OF LAND MORE OR LESS.





# Ordinance No. 3387 EXHIBIT "D" – Elevations

PREPARED BY : CGV

CHECKED BY: JH



COURTESY: THE SHAW GROUP, 2017, PAGES 13-14, 18, 20, 21, 22

**ENTOS**  
design

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Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

14400 Midway Rd.  
Farmers Branch, Texas

**PP4**

Sheet Title: Elevations

Scale: 1/8" = 1'-0"

9/23/18

## **Eagle Gun Range, Inc**

### **Specific Safety Measures in Place**

Eagle takes its responsibilities very serious when it comes to firearms and ammunitions. Before we opened we voluntarily requested that the ATF agents attend a training session we set up for all employees. These Alcohol, Tobacco, Firearms (ATF) federal agents provided our new employees with very detail instructions on to whom firearms and ammunition may be sold; how to properly complete a FBI background check; how to properly safe guard our inventory; and many more valuable instructions.

Our current building has commercial grade steel bars covering all openings to the building. We have 24 hours security monitoring that includes laser beams, commercial grade fencing, glass breakage sensors, motion sensors and door penetration wiring. We also have 32 security cameras that cover the inside of the shooting bays, our training rooms, our store room and loading dock, our retail and office areas, and all sides of our building and parking areas.

None of our employees are allowed to arrive or depart the premises by themselves; there should always be at least two when opening/closing the facilities.

Our entire building is our vault. In addition to the building all our firearms are kept in locked sales cabinets, at night, and not accessible to the general public during operating hours. There is only one entrance into our building during operating hours - enabling us to monitor entry/exit of our customers.

We monitor our cameras and entrance to make certain that customers are not moving firearms into the area unless the firearms are in some kind of case. If the customer does not have a case we will loan them one. Our safety procedures do not allow customers to remove firearms from the bags until they are at the safe and secure firing lane. All our employees are NRA certified trained range safety officers (RSO). Because of our unique filtration system we are able to have a RSO on the shooting bay at all times (because they will not get lead poisoning like other ranges). This enables Eagle to provide a second-to-none safe environment for our customers and employees. We also have a RSO watching our security monitors at all times. All our employees wear two-way radios that allow communication between all areas of the facility, but especially for the range. Our control room RSO watches the camera on each lane and radios into the RSO on the range to inform them of safety violations. This allows the RSO to address these safety concerns in a swift and courteous manner. No other range has this level of safety protocol in place.

As you will see in other material our shooting stalls are made of AR500 steel. This is a extremely high standard in ballistic material. This provides our customers a very safe environment to practice and train their firearm skills and increase their sense of well-being (two of the goals of the FB Comp Plan).

Our entire facility has fire suppression in place. The building has a sprinkler system throughout, including the shooting bays. We also have hand held fire extinguishers throughout the building. Our ballistic rubber berm has been sprayed with flame retardant, as well. We proactively reached out to the closest fire station and invited them to bring in all three shifts and tour the facility and become familiar with all aspects of our building. We also have reached out to the police chief and captains to make sure they are aware of our facilities and safety procedures. Many of them shoot with us.

All shooting participants are checked into our computer system on each visit and are required to present a valid government issued ID during this process. This check-in process allows us to evaluate who is in our facility at all times and have record of any and all visits.

Eagle will have these same safety procedures in place at the Farmers Branch range and training center.

## **Eagle Gun Range, Inc**

### **EPA and OSHA Issues**

Concerning the potential EPA issues:

The EPA's concern begins when chemicals enter the environment; chemicals such as lead and powders that result from bullets being fired. At Eagle those types of chemicals/elements do not enter the environment. All these are captured inside our facility and do not enter the environment. We capture them in our ballistic rubber trap and in our unique air filtration system.

We all know that lead can be a hazardous material. However, it is hazardous only when it comes into contact with outside air or earth. With the safety systems we have in place, the lead neither enters outside air, nor does it touch the earth.

Our safety procedures require that the lead that is shot into, and trapped in, our ballistic rubber berm is "mined" and put into special recycle bags. These bags are then transported to a lead smelter and are recycled into other products. The EPA does not consider lead that is being recycled as a hazardous material. Our procedures require the "mining" of lead every four to five months depending on the number of shooters during those periods. "Mining" is a special process of pulling the rubber berm and lead down onto our shooting bay concrete flooring and separating the rubber, trash and lead. The lead goes into the recycle bags, the rubber goes back into the berm, and the trash (which is not recycled, and therefore, hazardous material) goes into hazardous material bags. These hazardous material bags are then transported (immediately after mining is completed), by special carriers, to a EPA certified hazardous waste site, for proper disposal. The bay floors, and area, are vacuumed regularly to capture powders and trash that accumulate during the mining process and during our regular normal operations. We use a special vacuum cleaner for this process; one that has a HEPA filter inside and special parts designed to eliminate static electric discharge (so that collected chemicals will not accidentally ignite). The vacuum bag is then collected and placed inside our hazardous waste bags and properly disposed of. We use an outside professional contractor to "mine" the lead. His crew wear protective gear and place this gear into the hazardous waste boxes, as well.

The lead powder and other chemicals (that are hazardous waste because they are not recycled) remaining in the air are drawn into our unique filtration system. This unique system (for our shooting bay) is separate from the regular HVAC system that is typically used to control air temperatures within our sales area and offices, etc. This unique system has three stages of filtration trapping the particulates (that are hazardous) and allows the air to circulate back into the air handler to be returned to the shooting bay. Our safety procedures require these filters (which contain hazardous material like lead powder and chemicals) periodically be removed and placed in special containers for shipping to EPA certified disposal sites.

Our current range has not received a visit from the EPA, however, we have proactively attended training on EPA/environmental issues/laws/regulations/procedures. We have also reached out to our workers' comp and casualty insurers and they have reviewed of our facility, and procedures, and found them to be exemplary (see attached).

Concerning the potential OSHA issues:

OSHA regulations only cover issues with employees (not the environment or the public). These regulations cover the safety of the work environment surrounding the employees. Eagle's safety procedures focus on air quality. Our unique filtration system removes all hazardous material/chemical/elements from the shooting bay area. Our standard roof top units filter the air in our sales and office areas. Our unique filtration HVAC system exceeds all OSHA air quality standards. Eagle provides its employees with hearing/eye protection that exceed OSHA requirements. We also provide our employees with necessary PPE to ensure they are not being exposed to contaminants above the permissible exposure level. In addition to these precautionary measures, our employees are sent every 6 months to a lab to have their blood lead levels tested and once a year an audiogram is performed to ensure they are not suffering hearing loss. We compare the new results with the baseline numbers we obtained from the pre-employment testing.

Our current range has not received a visit from OSHA, however, we have proactively attended training on OSHA/EPA/environmental issues/laws/regulations/procedures. We have also reached out to our workers' comp and casualty insurers and they have reviewed of our facility, and procedures, and found them to be exemplary (see attached).



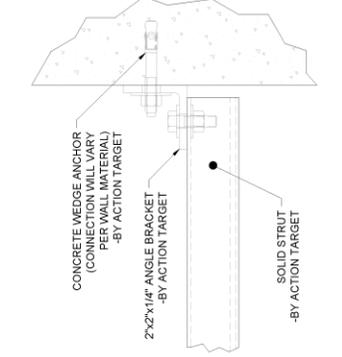
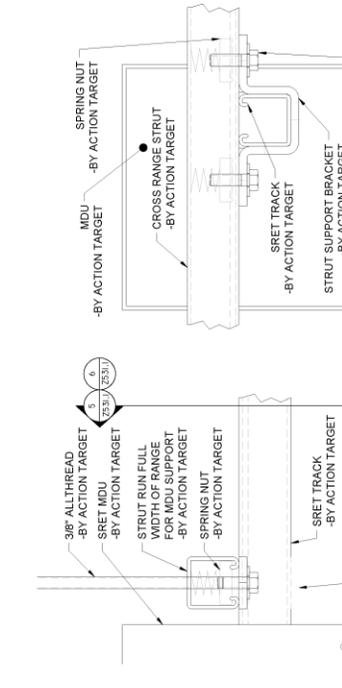
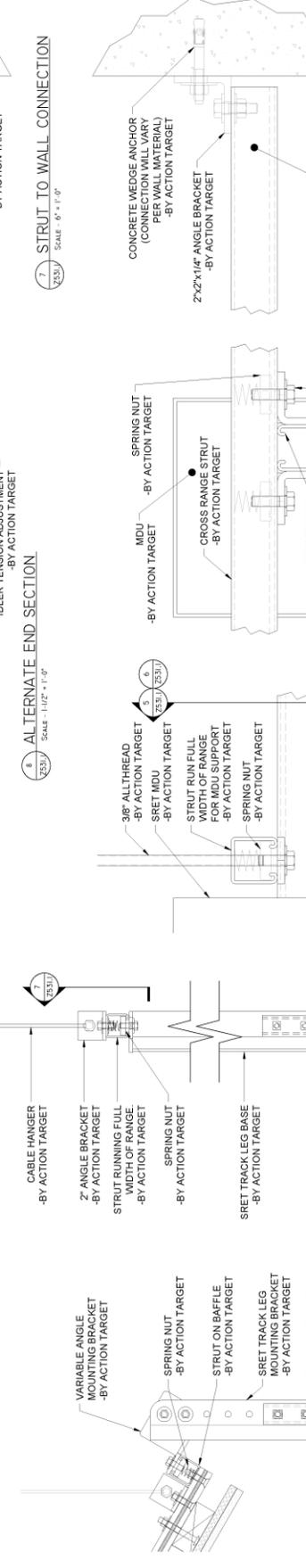
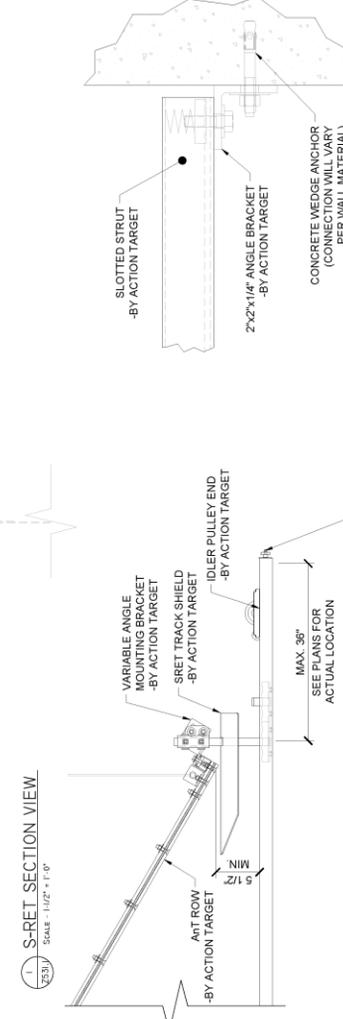
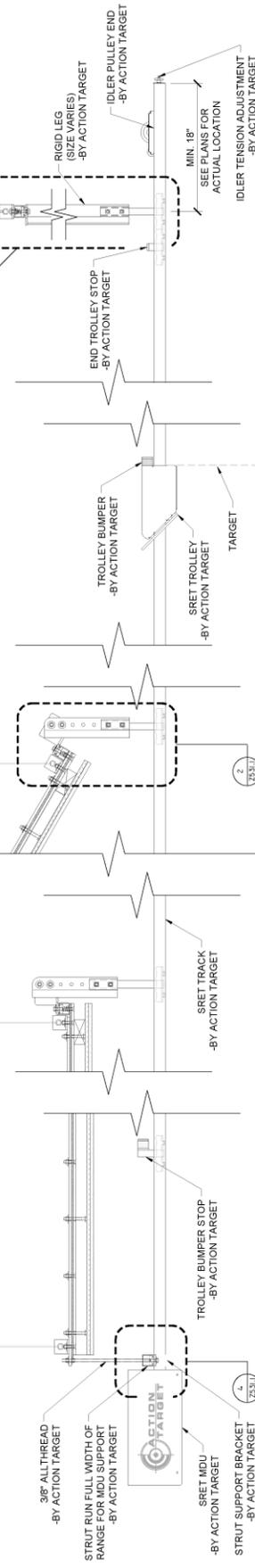






# NOT FOR CONSTRUCTION

SAVED: 2015-12-08 09:34:50 BY: WSHALLEY AT: S:\BDD\GRAFF\PROJECTS\STANDARD LAYOUTS\025\_YAR0\CAD\WORKING\FIXED\_RBT-8-SRET.DWG



BID SET  
NOT FOR CONSTRUCTION

DATE	7-7-2014
DESIGNED BY	KEVIN HILL
DRAWN BY	JERRY HABERLE
CHECKED BY	
PROJECT NUMBER	
PROJECT SHEET	
NOTES / KEY:	

NO	BY	REVISION	DATE
1			
2			
3			
4			
5			
6			
7			

DRAWING TITLE:  
**SRET  
DETAILS**

DRAWING NUMBER:  
**Z531.I**





<b>Project Title</b>	Eagle Gun Range, Farmers Branch, TX
<b>Client</b>	Eagle Gun Range Inc.
<b>Report Title</b>	Sound Mapping Summary
<b>Report Number</b>	DAS-10015-01 Rev B
<b>Report Date</b>	1 <sup>st</sup> July 2016

Prepared by	 Principal Acoustical Engineer
Approved by	 President

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## 1. Introduction

This report pertains to the proposed renovation of 14400 Midway Road, Farmers Branch, Texas, into a new state-of-the-art gun range, by Eagle Gun Range Inc.

It is specifically targeted at assessing the noise levels generated in the local area due to gun fire. This will be used to assess whether the gun fire will be audible, and compliance with the Farmers Branch zoning ordinance noise limits.

To this end, a 3D computer generated noise model has been created using SoundPlan v7.4, which aims to assess the peak noise levels generated in the areas surround the proposed Eagle Gun Range.

## 2. Brief Description of Modelled Conditions

The 3D model was generated in SoundPlan v7.4. Both the interior and exterior sound fields were modelled. Only the noise from gun fire specifically has been assessed in the model, all other noise sources have been excluded.

Two different models of the gun fire as a noise source were created.

The first model (henceforth referred to as “Impulse”), is specifically for assessment of absolute audibility using peak noise level ( a 0.001 second measurement period).

The second model (henceforth referred to as “Community”), is specifically for assessment of compliance with local noise ordinance, *Farmers Branch Zoning Ordinances Article 8-601*, which defines limits for this type of zone.

The peak (or impulse) sound level data used when modelling the noise level of each gun being fired in the “Impulse” model, was based on a 0.38 calibre revolver (measurements taken by the National Research Council Canada<sup>(1)</sup>).

The “Community” model requires assumptions for how often firing events occur. It is assumed that a firing event occurs once ever second, and the duration of the firing event lasts 0.125 seconds. The noise source level for this firing event is taken from “Impulse” model, but the 0.001 second level is kept constant throughout.

All models assume worse-case conditions;

All 24 lanes are in use and all shooters fire simultaneously. This will give the worse-case source peak sound level generated in the proposed Eagle Gun Range

All shooters fire once every second, without stoppage, for the full daytime period (sunrise to sunset), this will give the worse-case frequency of firing events and subsequently the worse-case noise level for assessment against the local noise ordinances.

The ground topography is modelled as perfectly flat. This will give the worse-case noise propagation model for the proposed Eagle Gun Range.

Where assumptions have had to be made, the most pessimistic assumption has been used.

The boundary noise measurement positions are approximately equally spaced along the property line, and can be seen on the sound maps denoted as white asterisks. These measurements are taken 5ft above ground level. The numbering system 1-18 starts relative to the northwest corner measurement position, and then continues clockwise around the perimeter (such that; the northeast corner is position 6, southeast corner is 10 etc.).

### 3. Technical Conclusions

#### 3.1 Impulse Model

The areas of key interest for absolute audibility are The Westwood School situated to the south, and the commercial area directly to the north of the proposed Eagle Gun Range.

In a typical urban area the ambient (or background) noise level is typically 50-55dBA. After reviewing the resultant sound maps given in section 5, it can be seen that the levels in the vicinity of the Westwood School are 40-50dBA, and in the commercial area to the north approximately 50-55dBA.

When it is considered that to the north there are pre-existing light industry applications, such as an auto-repair shop, and these applications typically have an ambient noise level of 60-65dBA associated with them, the existing background noise level to the north is probably greater than the typical 50-55dBA of an urban area.

This means that the noise from gun fire alone will be barely audible above the ambient noise, if at all. Diagram 2 from EPA guidance is based on community studies conducted regarding noise intrusion from outdoor noise sources and the number of complaints received. It is based on an 8hr averaged noise level instead of peak/impulse level. However it can be seen that if the noise level is kept below 55dBA then the community's reaction is "No overt reaction" even if the noise is noticeable.

It can be seen that the "Impulse" sound level at the property boundary is at or below 65dB with one exception. The reason the north side levels are elevated is due to reflections from the parallel building to the north.

#### 3.2 Community Model

The limitations set forth by Article 8-601 of the zoning noise ordinances are given in Table 1. Along with these limits, additional provisos are given.

Firstly that "A scale levels are provided for monitoring purposes only and are not applicable to detailed sound analysis". Hence the data will be reviewed in octave-band levels, in addition to the A-weighted total review. Secondly, "when Noise contains strong pure-tone components or is impulsive" subtract 7dB from the given limits. Gun fire by its nature is impulsive, hence this correction must be applied; these new limits are given in Table 1.

Limit	Octave Band Centre Frequency (Hz)							dBA
	125	250	500	1000	2000	4000	8000	
As Given	76	70	65	63	58	55	53	65
With Correction	69	63	58	56	51	48	46	58*

Table 1 – Boundary noise limits from zoning noise ordinances

\* - Ordinance expressly states "corrections shall be made to the table of octave band-decibel limits", but makes no provision for correcting "A Scale", however if new limits were summed this would be the result

After comparison of every measurement position in Table 4 to the corrected limits in Table 1, at each octave band, it can be seen that almost every measurement position complies in every octave band. The only exception is the 250Hz octave band of measurement position 4 which is 1dB over. This is well within the tolerance of measurement error, and this difference would be imperceptible. It should also be remembered that this is under a worse-case scenario which is almost unachievable in the real world.

It is concluded that, with these items held in mind, the proposed gun range will be in compliance with the limits as laid out in Farmers Branch noise related zoning ordinance.

## 4. Boundary Measurement Results

### 4.1 “Impulse” Model Results

Measurement Position	Octave Band Centre Frequency (Hz)							dBA
	125	250	500	1000	2000	4000	8000	
1	76	71	57	52	41	44	29	59
2	79	75	61	55	43	47	36	62
3	81	77	63	56	45	49	44	64
4	82	79	66	58	47	52	50	66
5	82	77	64	57	46	49	44	65
6	81	75	61	55	46	47	40	63
7	81	75	62	56	46	48	40	63
8	81	75	62	56	45	48	37	63
9	80	75	61	55	45	47	37	62
10	72	67	53	47	37	39	29	61
11	74	68	54	47	39	40	36	62
12	75	70	55	48	37	40	35	64
13	74	68	53	45	34	37	24	62
14	72	67	53	46	35	38	22	61
15	70	65	52	46	35	38	21	59
16	70	66	52	46	36	39	23	59
17	70	66	52	46	36	39	23	60
18	70	65	52	46	35	38	21	59

Table 3 – Sound level at measurement positions along the property boundary line, using “Impulse” model.

### 4.2 “Community” Model Results

Measurement Position	Octave Band Centre Frequency (Hz)							dBA
	125	250	500	1000	2000	4000	8000	
1	61	56	42	37	36	29	14	50
2	63	60	46	39	38	31	21	53
3	65	62	48	41	40	33	29	55
4	67	64	50	43	41	37	35	58
5	66	62	48	41	40	34	28	56
6	65	60	46	40	40	32	25	54
7	66	60	47	40	41	33	24	55
8	65	60	46	40	40	32	21	54
9	65	59	46	39	39	32	22	54
10	63	58	44	38	38	30	20	52
11	65	59	45	38	40	31	27	53
12	66	61	46	39	38	31	26	55
13	65	59	44	36	35	28	15	53
14	63	58	44	37	36	29	13	52
15	61	56	42	36	36	29	10	50
16	61	57	43	37	36	29	12	51

17	61	57	43	37	37	30	14	51
18	61	56	43	37	36	29	12	51

Table 4 – Sound level at measurement positions along the property boundary line, using “Community” model.

## 5. Sound Level Comparison Chart & Sound Maps

Informational charts reproduced from United States Environmental Protection Agency’s, “Condensed Version of EPA Levels Document”, EPA 550/9-79-100, November 1978

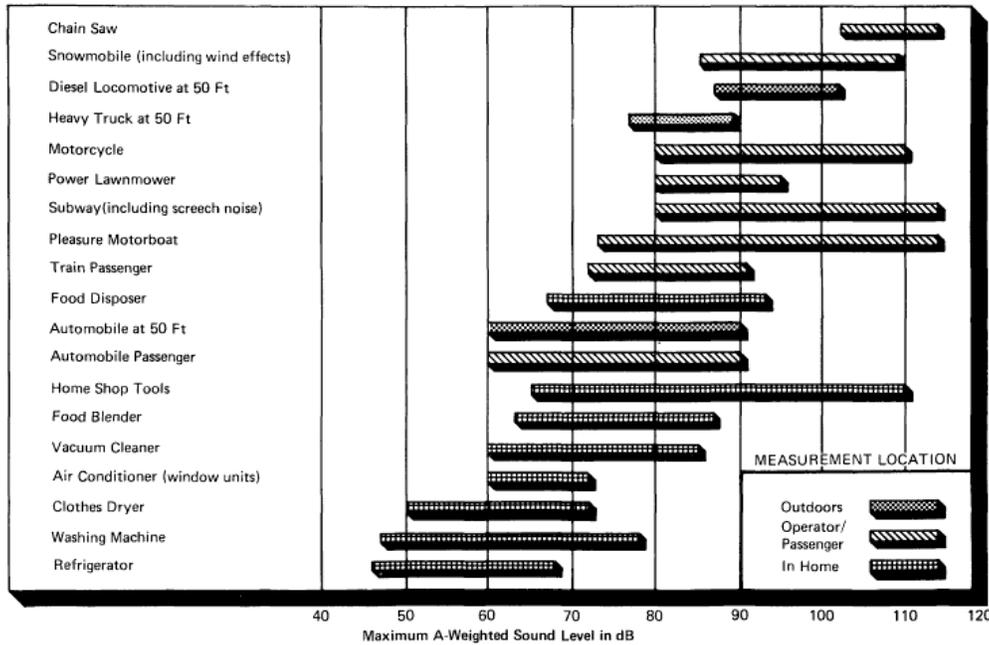


Diagram 1 – EPA’s “Figure 1. Typical Range of Common Sounds”

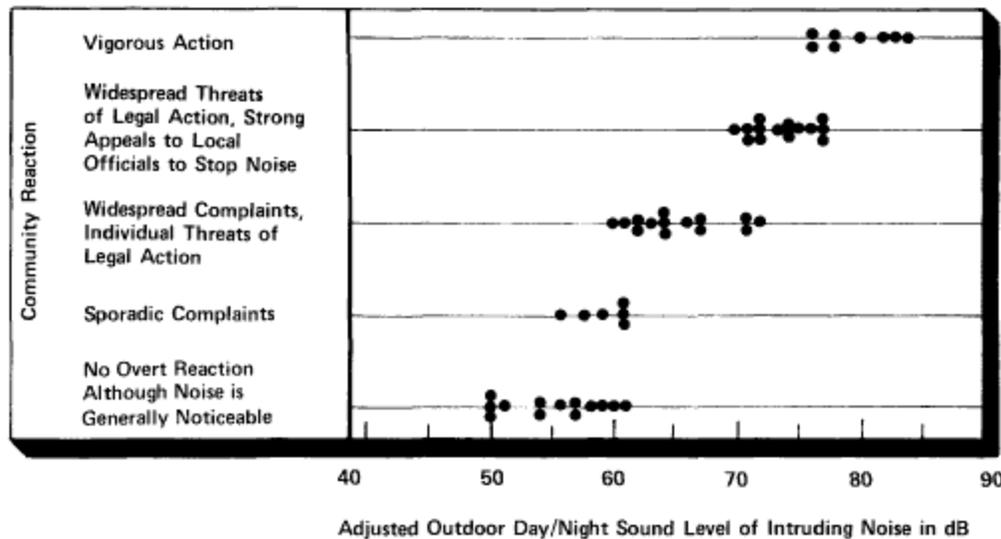
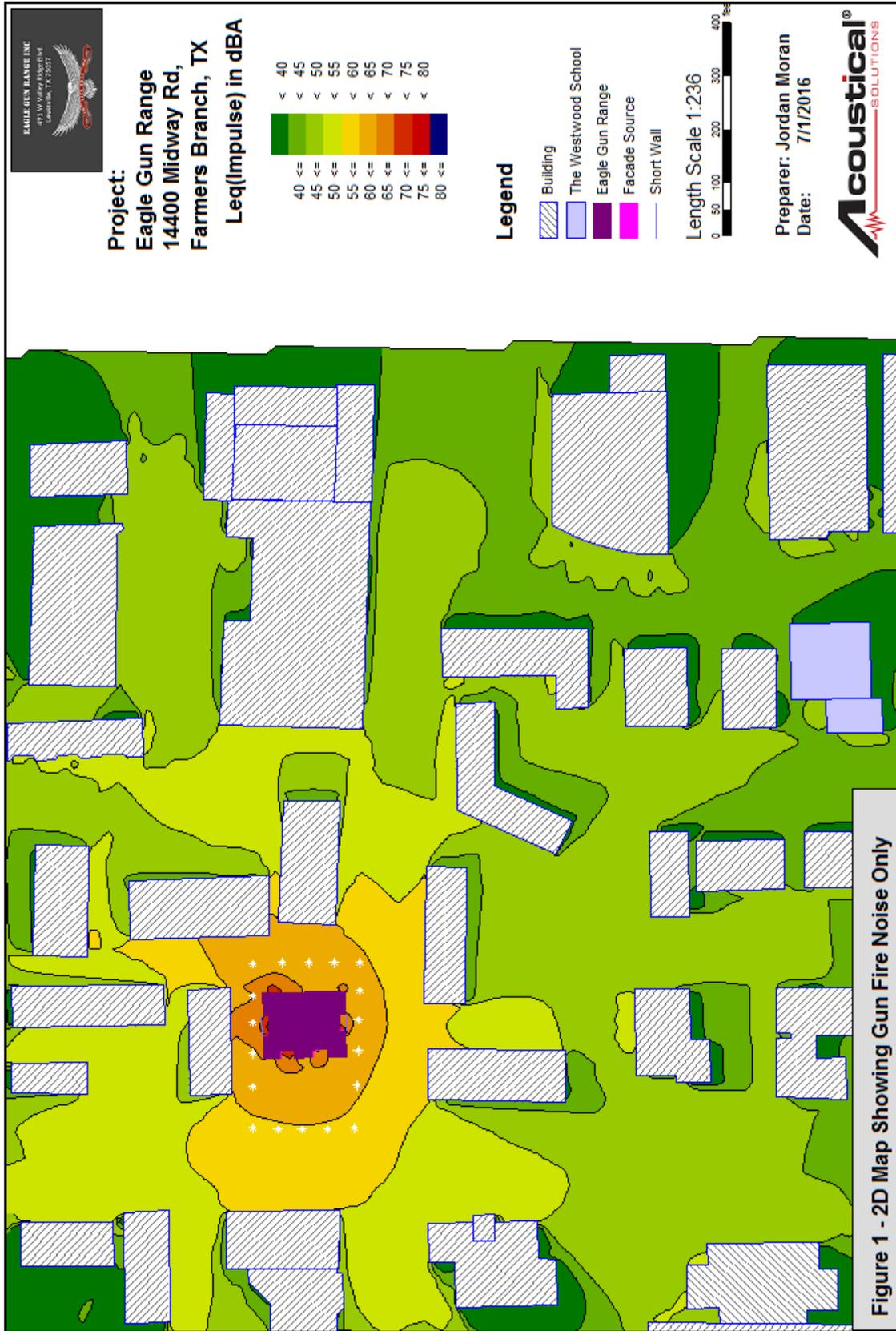
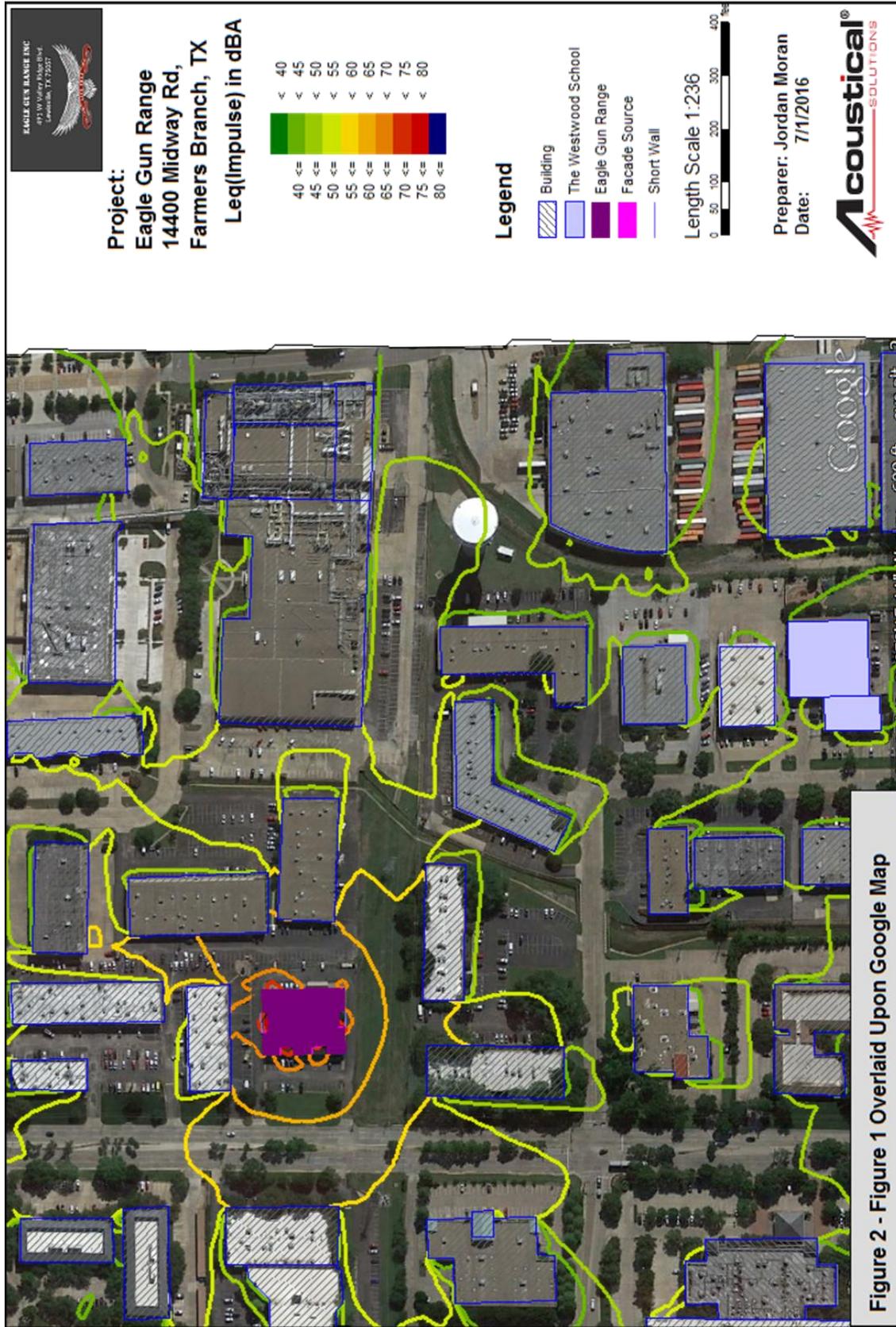
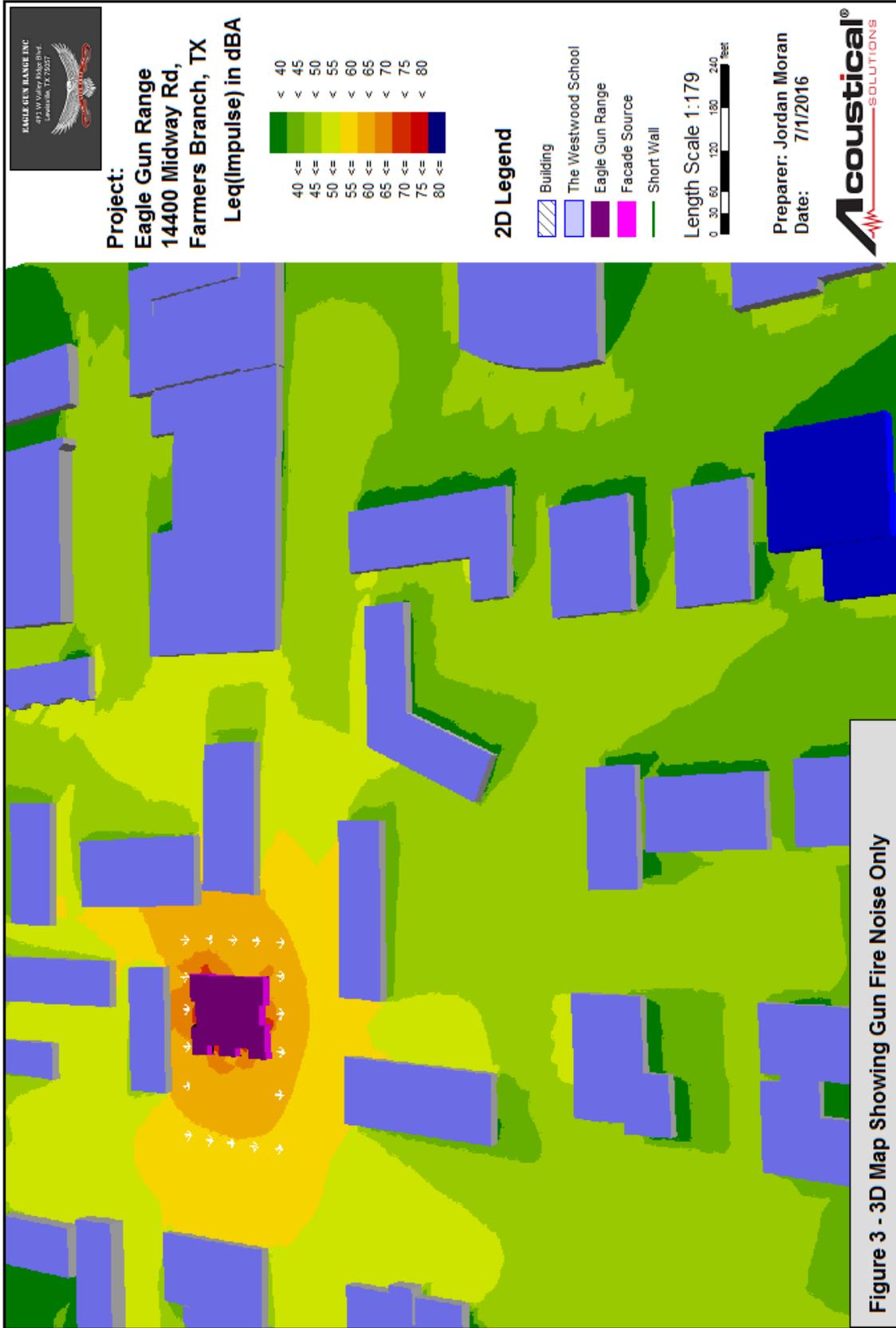


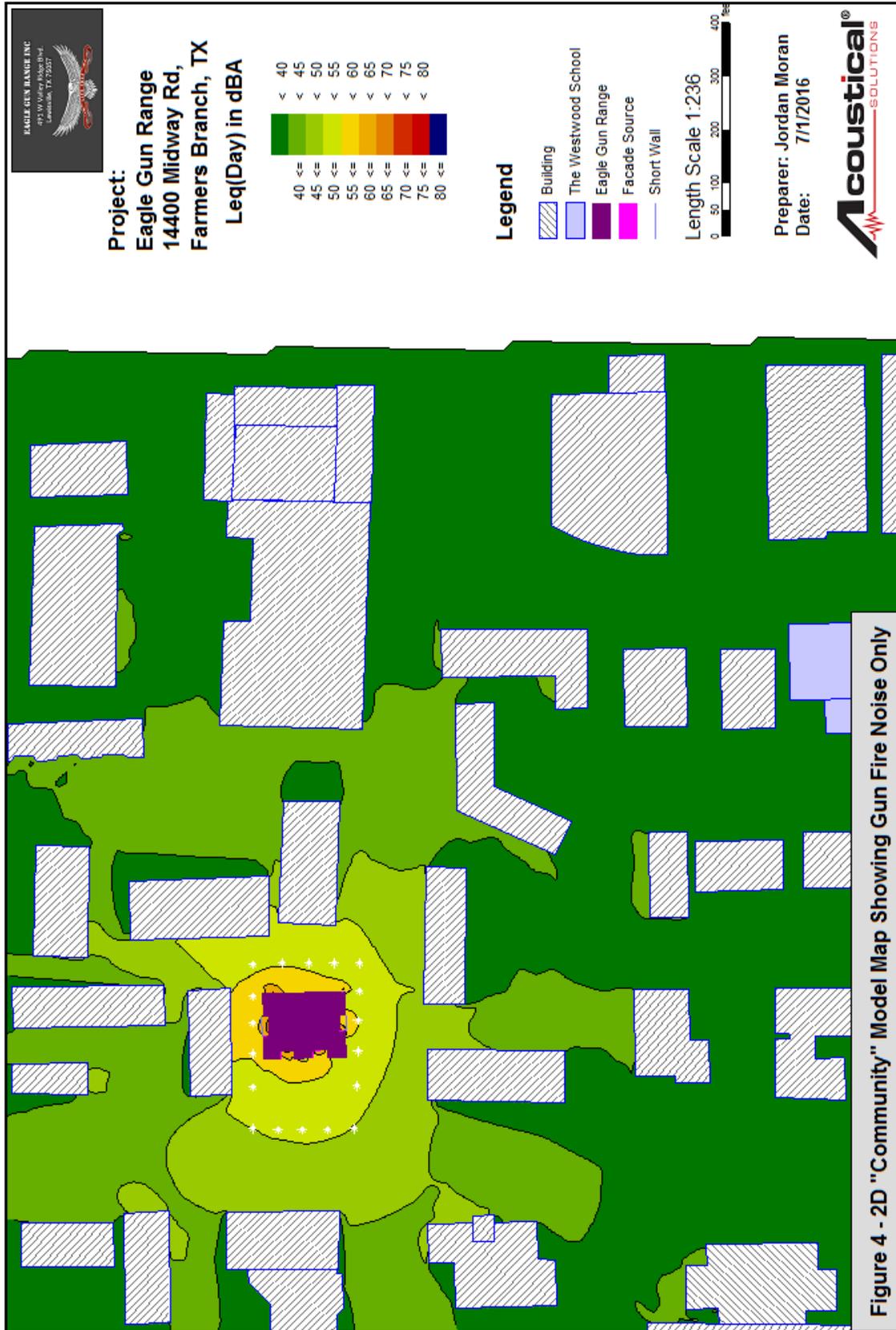
Diagram 2 – EPA “Figure 11. Combined Data from Community Case Studies Adjusted for Conditions of Exposure”

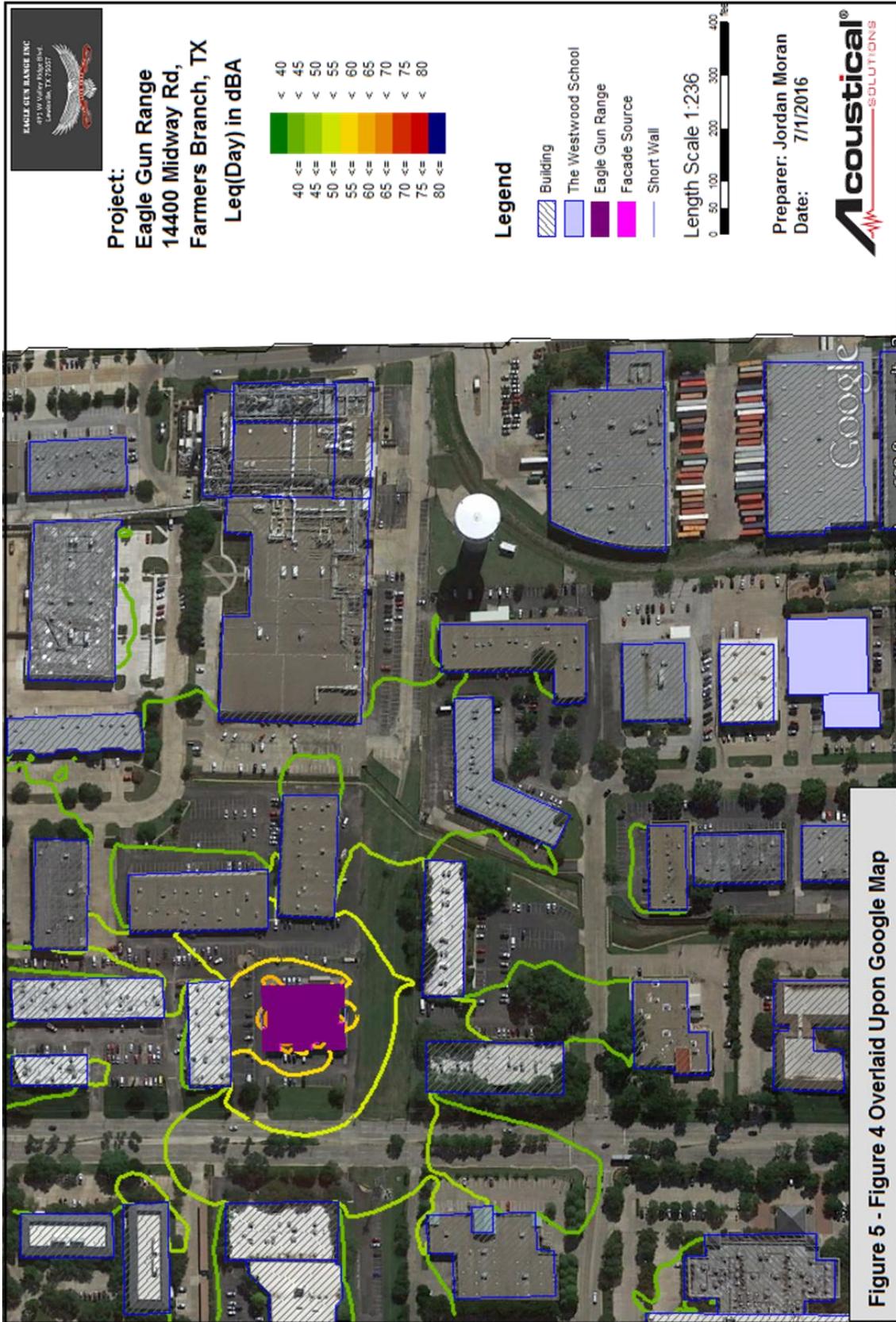
[1] - "Acoustical Characteristics of Guns as Impulse Sources", M.J.R. Lamothe and J.S. Bradley, National Research Council Canada, *Journal of the Canadian Acoustical Association Vol 13 - No. 2*, April 1985

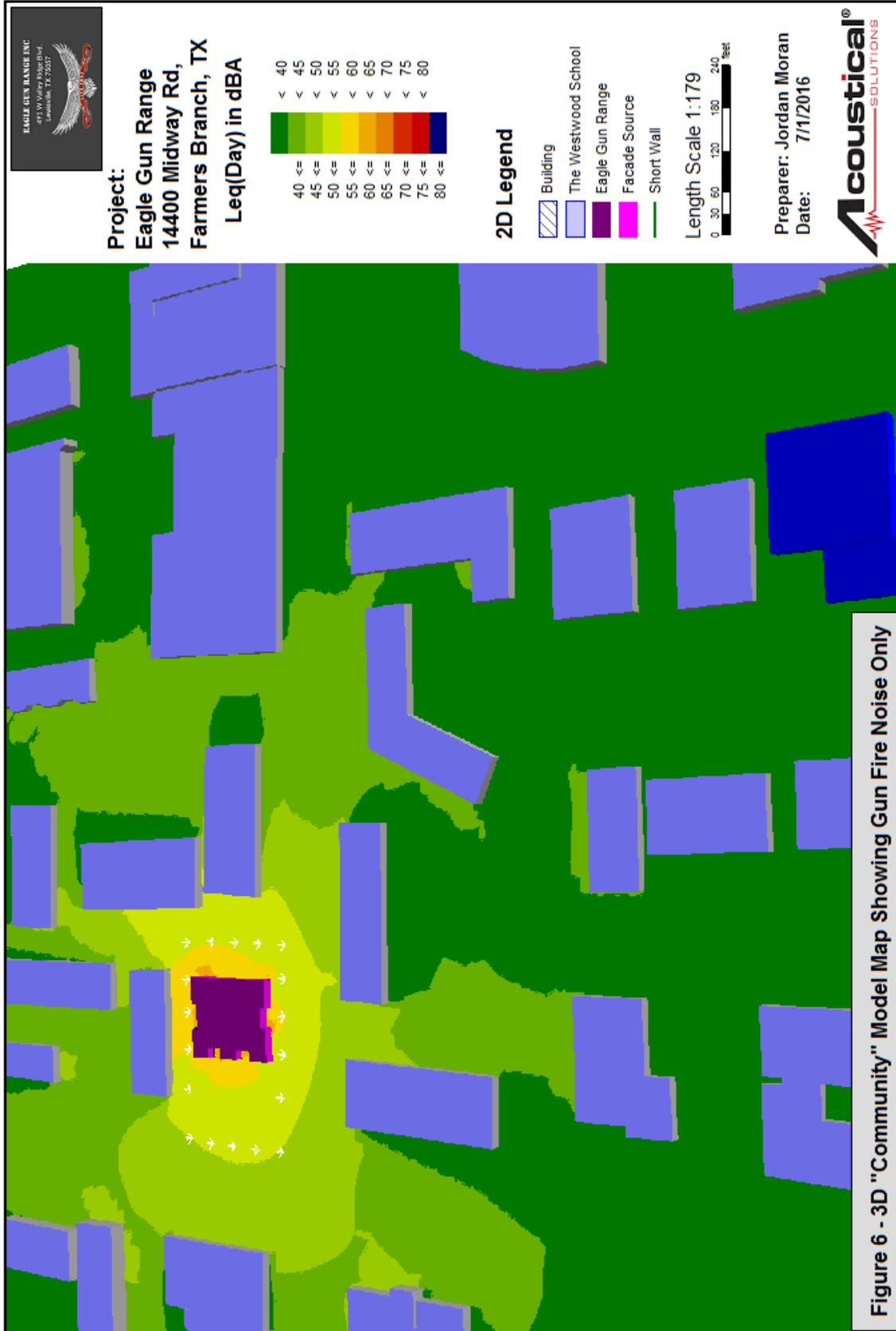












Site Photographs



July 17, 2016

City of Farmers Branch Planning Department

Attn: Alexis Jackson

13000 William Dodson Parkway

Farmers Branch, TX 75234



RE: Opposition to Special Use Permit at 14400 Midway Road for Eagle Gun Range Inc.

Dear Alexis:

Please let this letter serve as our formal complaint to the Special Use Permit at 14400 Midway Road for Eagle Gun Range Inc. Kennington owns the recently renovated Midway Center directly north of the proposed gun range site. We believe the approval of this Special Use Permit will be detrimental to Midway Center for the following reasons:

1. Proximity to school age children concerns  
Kennington recently signed a lease with a jiu jitsu studio named Machado Jiu Jitsu (<http://www.carlosmachado.net>). This tenant offers a number of after-school programs and summer camps for children. The site of this studio abuts the 14400 Midway property. Having small children myself, I am deeply concerned about the proximity of a gun range around so many school-age children.
2. Parking concerns  
Based on the information packet provided by Mr. David Prince, the President of Eagle Gun Range Inc., there is an anticipated 90,000 customer visits per year. Given the current use of the site, I have concerns that these customers will overload the parking and attempt to park in my parking lot. I am not equipped to manage the towing efforts that will be required to manage my expectation of overparking at Midway Center.
3. Eastside Comprehensive Plan concerns  
Finally, having educated myself on the city initiatives for the Eastside Comprehensive Plan, the use of this site as a gun range does not mirror the initiatives of this plan. While I am sure there are other areas that would accommodate a use such as this, the Eastside area does not, and it is a concern of mine that there might be a deviation from this plan. Kennington has invested over \$1 million in renovations to the Midway Centerfaçade that will mirror this Eastside Plan.

Mr. John Marlowe or myself are more than available to discuss further this planning concern of Kennington. We can be reached at 214-599-9996.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clayton Kennington', is written over the typed name.

Clayton Kennington

P.O. Box 192269  
DALLAS, TEXAS 75219

214.599.9996  
214.599.9139 FAX

WWW.KENNINGTONPROPERTIES.COM

Dear Westwood Friend,

As you are aware, last year Westwood fought the Special Use Permit for Legends Gun Range to build an indoor gun range one building away from our Lower School campus on Proton Road. We learned many lessons from that experience. One of which was to increase the school's presence in the City of Farmers Branch.

As a direct result, last week, eleven days prior to official notices being mailed, I received an email for a Farmers Branch city official that a Special Use Permit request for a separate gun range has been submitted to the city. The proposed Eagle Gun Range has selected a site at 14400 Midway Road. This site is north of our Upper School location separated by two buildings, Proton Road and an easement.

While the school administration still holds the position that any gun range should be properly zoned away from any school, office/retail and or residential area, this experience could not be more different from our previous experience. Not only have we already been notified by the City of Farmers Branch, I have also met with the Gun Range owners, David and Nanci Prince. The couple currently owns and operates Eagle Gun Range at 491 W Valley Ridge Blvd. in Lewisville. Mr. Prince has invited anyone to come visit his current operation unannounced or call to make an appointment for a behind the scenes tour.

Given the distance and lack of visibility from our Upper School Campus and this proposed site, Westwood school administration does not feel as though Eagle Gun Range poses any safety or adverse financial detriment to our school. The Planning and Zoning meeting is currently scheduled for Monday, July 25th. If the P & Z passes this proposal, the City Council meeting will be scheduled for August 16th. Our Director of Operations, Pete Abene, will be speaking at the Planning and Zoning meeting on behalf of The Westwood School administration.

I have attached the information packet, detailing Mr. Prince's plans with this email. The purpose of this email is to notify all interested parties who so graciously supported our school during last year's incident including area real estate owners, The Greenhill School, The Town of Addison and any other concerned citizens of this new development.

I will be at school for the remainder of this week and then will be unavailable at the end of July. Mr. Abene can answer any questions you may have. Please feel free to pass this information along to anyone whom you think would be interested. I do not have a full list of all the people who assisted us and/or spoke on our behalf.

My top priority at all times is the safety of our Westwood students. We will be notifying our school community next week of these new developments and will keep everyone interested informed during the process. Again, many thanks for your support of Westwood.

Sincerely,  
Heather Lourcey  
Head of School

## Andreea D. Udrea

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**From:** Bill Edwards <bill@cruiseescapes.com>  
**Sent:** Wednesday, June 22, 2016 3:13 PM  
**To:** Andreea D. Udrea  
**Subject:** Eagle Gun Range Special Use Permit at 14400 Midway Rd.

**Categories:** Red category

To Whom It May Concern:

I am writing to voice my extreme opposition to the proposed Eagle Gun Range at 14400 Midway Road. Philosophically I am opposed to gun ownership by the public and it is not the kind of business we want on Midway Road with so many schools nearby. Please put me on record as against this proposed zoning change request.

Thank you.

*Bill Edwards*

Personal Cruise Planner

CRUISE ESCAPES • 14464 Midway Rd • Dallas TX 75244 • 972-404-0505

[Bill@CruiseEscapes.com](mailto:Bill@CruiseEscapes.com)



# City of Farmers Branch

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

## Staff Report

File Number: 16-209

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**Agenda Date:** 8/16/2016

**Version:** 1

**Status:** Closed Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** I.1

**Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:**

- Deliberate regarding the purchase, exchange, lease, or sale of real property located south of Valley View, North of 635, East of I35 and West of Webb Chapel

**Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code:**

- Deliberate regarding a financial offer or other incentive to a business prospect. Project Landmark