



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, February 8, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

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Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- Absent** 2 - Vice Chairman Chuck Beck, and Commissioner David Honnoll
- Present** 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos , Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Terry Lynne, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

A.1 TMP-1630 Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:01 pm

B.1 TMP-1631 Consider approval of the minutes of the January 25, 2016

Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner Lynne, that this Minutes be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C. PUBLIC HEARING

- C.1 ORD-3359 Conduct a public hearing and consider adopting Ordinance No. 3359 to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99); and take appropriate action. The proposed PD-99 includes specific Development Standards and a Conceptual Site Plan that would allow the development of a master planned community consisting of single family residential, multi-family residential, retail, restaurant, office, entertainment and hotel land uses.**

Andy Gillies, Community Services Director, gave a brief presentation stating that the 268 acre site is comprised of two sections of land: Tract I and II. Tract I (approximately 248 acres) is located north of IH 635 and Tract II (approximately 20 acres) is located south of IH 635, east of Luna Rd. The applicant is proposing the creation of PD-99 within PD-88 for the development of a low density master planned community that will allow mixed uses, noting that two subdistricts are within the proposed area: the Urban Commerce subdistrict (129 acres) which would allow by right, full service hotels, restaurants, multi-family development, and retail and the Urban Residential subdistrict (139 acres) which would allow a variety of single family detached and single family attached residences. The proposed land use plan includes the development of single family (71 acres ≈ 26%), townhomes (21 acres ≈ 8%), multi-family (61 acres ≈ 23 %), commerce (49 acres ≈ 18%), parks and open spaces (31 acres ≈ 13%), and streets and roadways (36 acres ≈ 13%).

Tract I of the property will include a linear park composed of open space, park land, and a trail that will run along the east side of Chartwell Crest Rd. West of Chartwell Rd. will be a variety of single family lot sizes and 1,500 units of multi-family. To the west of Luna Rd., the applicant is proposing to develop 173 single family homes, 204 townhomes, another 1,000 units of multi-family use, a hotel, and other commerce development. An existing gas well site is located on the property near

Mercer Pkwy. A 600 ft. no build zone surrounding this gas well site has been established. The applicant is aware that development in this "no build zone" is prohibited until the gas well site has been removed or relocated.

Tract II runs south along LBJ Fwy with frontage along eastbound IH 635 and is located in the Urban Commerce subdistrict which would allow a variety of uses. The applicant is proposing the development of a 150 room hotel, restaurants, retail, a large boardwalk that will allow access to the lake, and an entertainment venue.

The proposed conceptual site elevations will include 75% masonry requirement throughout the subdivision as well as limited other elevation requirements. The subdivision will consist of various lot sizes to include 60 ft. wide lots, 50 ft. rear loaded lots, 50 ft. front loaded lots, 40 ft. rear loaded lots, and townhomes with minimal setback requirements. Staff notes that the Urban Commerce subdistrict requires a 1-story minimum to a 12-story maximum for the development, which will require the multi-family residences to meet a 4-story minimum and an 80% structured parking requirement. The applicant is also proposing an amenity center at the corner of Chartwell Crest and future Mercer Pkwy, and a trail that will run through the linear park and around the amenity center. Over 13% of the conceptual site plan is dedicated to parks, open space, and over 14,000 linear ft. of trail. The proposed street system will include the future Mercer Pkwy, Wittington, local streets and alley ways with traffic signals located at Wittington and future Mercer Pkwy.

The applicant has agreed to a phasing plan to limit single family development in Tract I to 300 lots until Tract II has been developed with at least 25,000 sq. ft. of retail space as well as 25,000 sq. ft. of retail space in the Urban Commerce subdistrict near Valley View and Luna Rd. and a 65,000 sq. ft. office building located at Chartwell Crest and Wittington. Only when these nonresidential developments have been substantially started will the applicant will be permitted to apply for additional residential permits to continue developing other areas of the proposed site.

Another element of the proposed master planned community includes the formation of a Public Improvement District (PID). The estimated amount of this PID is between \$30 - \$40 million. The PID will span a 30 year term and the improvement funds will be used for streets, parks, and public infrastructure and will be assessed to the future property owners in the community. The City of Farmers Branch will participate in the administration of the PID Assessment. The applicant is also requesting a Tax Increment Refinance Fund (TIRF) designation to provide a rebate to the property owner.

38 zoning notifications were mailed to the surrounding properties; though 14 letters of opposition were received, only 3 were from property owners within 200 ft. of the affected site which comprises 15.6% of the total area adjacent to the proposed rezoning case.

Staff has the following concerns regarding the proposed rezoning request:

- Too many small lots
- Too many multi-family units
- Proximity to future gas well
- No school site
- Soil conditions
- No strong Identity
- No commerce open space requirement
- Economic value
- Inconsistency with West Side Plan
- Incompatible land uses

Based on these concerns City staff is recommending denial of the rezoning request. Chairperson Hardie asked if any of the Commissioner had any questions regarding this agenda item; there being none, Chairperson Hardie advised that questions would be held until the applicant and neighboring property owners complete their presentations.

Mr. Mehrdad Moayedi (1800 Valley View Ln.), President of Centurion American LLC, approached the podium and gave a brief presentation reviewing the details of the proposed conceptual site plan and rezoning request. Mr. Moayedi also noted that he is open to site plan modifications as requested by the Commissioners.

Commissioner Lynne asked Mr. Moayedi to consider increasing the number of single family units and reducing the number of multi-family units. Mr. Moayedi advised that he must adhere to the certain loan restrictions however, the number of proposed multi-family units on the northern portion of the property have been reduced from 2,500 units to 1,500 units as well as 500 units on the southern portion of the property.

Commissioner Blackson asked Mr. Moayedi to review the PID and TIRZ calculations. Mr. Moayedi advised that the PID funds will be used to maintain the community and will equate to approximately \$2,400 annual assessment per household. Mr. Kirk Wilson, representing Centurion American, presented the details of the PID fund management, distribution, tax increment reinvestment zone, and fiscal impact. Commissioner Blackson asked Mr. Wilson How the TIRZ works. Mr. Wilson explained that the TIRZ is used to lessen the financial burden on the homeowner. Mr. Wilson stated that Centurion American was talking with the City about using a TIRZ of approximately 48% of the overall PID assessment. The goal of this TIRZ is to keep the overall tax burden of the future property close to \$3.05 per \$100 of value. Mr. Moayedi stated that any cost over the \$3.05 level would be the responsibility

of Centurion American to resolve.

Commissioner Blackson asked for more details of the senior living facility and accommodations. Mr. Moayedí advised that the details of the senior living facility are currently in the planning stages with a 3rd party company.

Commissioner Lynne asked if the size and location of the proposed school will easily accommodate the student demand or if other schools within the district will need to help absorb the student population. Commissioner Lynne also stated that the City's anticipated absorption rate is much different than that of RSI and is concerned about meeting the schools attendance requirements and asked about the value of the various residences. Mr. Moayedí stated that the proposed community will be of the best quality and notes that the associated homebuilders companies provide excellent results.

Commissioner Reed asked which agency would be responsible for park maintenance. Mr. Moayedí advised that Centurion American or the property owner association will be responsible for the park maintenance.

Commissioner Brewer asked if the community will meet the required number of residences to support a grocer. Mr. Moayedí advised that approximately 1,000 additional units will need to be developed before the community qualifies to acquire a grocer.

Commissioner O'Quinn asked Mr. Moayedí to briefly discuss Centurion American's perspective of the current East Side of the lake and how it relates to the proposed conceptual site plan. Mr. Moayedí stated that the Billingsley development does not hurt the proposed community.

Commissioner O'Quinn asked for clarity regarding the proposed land use in Phase I and Phase II. Mr. Michael Beaty stated that before the 301st residential building permit can be issued, Centurion American must substantially start 25,000 sq. ft. of retail space south of LBJ, 25,000 sq. ft. of retail space at Luna and Valley View, and 65,000 sq. ft. of office space at Wittington and Chartwell Crest. Mr. Moayedí asked Mr. Gillies if construction on more than 300 units can occur if all other permitting requirements are met to allow developing companies a steady construction schedule. Mr. Gillies stated that no additional residential permits would be allowed until the above mentioned retail and office developments were underway.

Commissioner O'Quinn asked if a detailed site plan would be more appropriate for review after the rezoning request has been addressed. Mr. Moayedí agrees.

Commissioner Blackson asked Mr. Moayedí if the approval of 1,100 residential units rather than the proposed 1,500 units would be feasible. Mr. Moayedí advises that he is willing to compromise as long as he remains in compliance with the restrictions of his construction loan. Commissioner Blackson asked Mr. Moayedí to confirm that he is willing to limit development to 1,250 units on the northern portion of the property. Mr. Moayedí agrees.

Commissioner Reed expresses concerns for the various residential lot sizes and asked for the percentages of each type. Mr. Moayedí notes that a mixture of residences will increase the absorption rate for the developed community. Mr. Gillies stated that the following lot sizes were proposed: 60 ft. lots (25 units), 50 ft. lots (128 units), 40 ft. lots (209 units), and 204 townhome lots. Mr. Gillies stated that currently, approximately 73% of the property is composed of 40 ft. lots and townhomes lots. Staff feels there are too many small lots, and the conceptual plan needs to include more 50 ft. and 60 ft. wide lots.

Commissioner Blackson and Commissioner De Los Santos advised that smaller lots are less desirable and asked Mr. Moayedí to consider increasing the percentage of proposed 50 ft. lots. Mr. Moayedí asked Mr. Gillies to provide insight on the percentages that would be appropriate for each lot size. Mr. Gillies advises that staff will need review the suggested changes in detail in order to provide a proper recommendation and requests two weeks to conduct a detailed review.

Commissioner O'Quinn asked if any specifications can be established between a conceptual site plan and a detailed site plan to address land use percentages. Mr. Gillies stated that these specifications or percentages need to be established at this time - not later.

Kevin Laughlin, City Attorney, notes that the detailed site plan must conform to the conceptual site plan and any changes between either will make it challenging to draft an objective, enforceable Ordinance, particularly without staff having the opportunity to review and prepare an informed recommendation. Mr. Moayedí agrees to continue working with staff to meet the suggested land use percentages.

Robert Michaelson, Attorney for Centurion American, stated that it is possible to have a concept plan that allows certain uses as long as the ordinance requirements are satisfied. Mr. Laughlin advises that the percentages must be satisfactory to both City Council and the Planning Commission.

Dave Denison (1440 Briarcroft Circle, Carrollton, TX) President of Valwood Improvement Authority, gave a brief presentation in opposition of the proposed rezoning and submitted a resolution (Resolution 86) signed by the Valwood Improvement Authority Board of Directors. The Resolution was based on the results of a fiscal impact analysis conducted by MetroStudy that revealed potentially negative implications that the proposed development presents to Valwood and the Authority's ability to provide responsible flood control management to the entire district. Mr. Denison stated that John Boyle, Attorney for Valwood Improvement Authority, is available for questions.

Commissioner Blackson asked for more information on the difference in the tax revenues generated from the undeveloped land vs. developed land. Mr. Denison stated that approximately \$2 million dollars of improvements have been established in the area over 35-40 years and ongoing service and maintenance is expensed from the tax revenues in the PD-88 area. Commissioner Blackson asked

if Valwood's fiscal responsibilities would be negatively impacted by allowing the applicant to begin developing the proposed property. Mr. Blackson stated currently Valwood Improvement Authority was not getting any significant revenue from this 268 acres. Mr. Denison replied that fiscal projections and future estimated taxes for development of PD-88 is much greater than the development value of PD-99.

Commissioner O'Quinn asked how many Board members participate on the Valwood Improvement Authority and the voting process for Resolution No. 86. Mr. Denison stated that all 7 Board members are appointed by the City of Farmers Branch and the City of Carrollton; noting that an official vote was taken on Jan. 15th, 2016 with the following tally: 4 in favor, 2 abstained due to conflict of interest, and 1 absentee.

Mr. John F. Boyle (4201 Wingren Rd. Suite 108, Irving, TX), Legal Counsel for Valwood Improvement Authority, approached the podium and gave a brief presentation stating that the Valwood Improvement Authority is opposed to the proposed rezoning request to create PD-99 based on the results of the fiscal impact study conducted by Metro Study Consulting firm. Mr. Garrett Gray approached the podium and presented the research results on the current and future property values, density assumptions, and cost assumptions of PD-88 and their effect on planned uses, taxes, and land values within PD-88 and PD-99. Mr. Gray advised that PD-88 has a 30% greater property value buildout than that of PD-99 as well as the greater potential for PD-88 to generate \$544 million more in tax revenue over 25 years than PD-99.

Commissioner Lynne asked for the total amount of revenues earned by Valwood Improvement Authority last year. Mr. Gray stated that total revenues exceeded \$4 million. Mr. Denison stated that the 2016 annual budget totals \$4.75 million which were allocated as follows: \$3.5 million for debt service and \$1.25 million for operations and maintenance. Mr. Gray notes that from 2040 - 2060, Farmers Branch is estimated to collect \$178.5 million from PD-88 vs. \$77 million from the proposed PD-99.

Commissioner Lynne asked about the retirement of debts noting that the estimated tax revenues would help relieve the total debt. Mr. Denison advised that Valwood Improvement is anticipated to relieve all debt within 10 -12 years, however necessary levy adjustments, pump maintenance, or other projects may require additional loans to complete.

Commissioner Blackson asked if it is possible to forecast the potential stagnation of PD-88 compared to the potential growth of PD-99. Mr. Gray advised that an accelerated forecast would likely show positive revenues within PD-99 but noted that Valwood Improvement Authority is more concerned about sustaining adequate funding for operations and flood management over the long term.

At 9:10 pm, Chairperson Hardie calls a 10 min. intermission. The session reconvenes at 9:20 pm.

Chairperson Hardie calls Mrs. Lucy Billingsley to the podium. Mrs. Billingsley (6701 Turtle Creek Blvd), representing the Billingsley Company, gives a brief presentation in opposition of the proposed rezoning and discusses the fiscal and physical challenges that the development will present to Monitronics Inc. and future Billingsley projects east of Mercer Crossing Lake. Mrs. Billingsley also discusses the potential liability and fiscal effects of PIDS and TIRZ expenses on community property values.

Commissioner Blackson asked Mrs. Billingsley to highlight the differences between the applicant's proposal and the Cypress Waters project as proposed by the Billingsley Company. Mrs. Billingsley notes that the Cypress Waters development is a 1,000 acre property that includes 7 commercial buildings that will be used as an economic generator with the goal of attracting families and other residents and retaining them as the labor force for the established commercial businesses. Commissioner Blackson advised that the applicant's proposed project may have the potential to become a similar success on a smaller scale. Mrs. Billingsley replied that the rezoning will stagnate the growth of Monitronics and future commercial and office projects and requests a significant entry access roadway be built to allow direct access to the business.

Commissioner Lynne asked if is possible for commercial businesses to succeed in areas of close proximity to residential developments. Mrs. Billingsley advises that the visibility of the Plano Legacy area is key to the success of the surrounding businesses.

Chairperson Hardie invites Mr. Ben Robinson (13824 Wooded Creek Court) to the podium. Mr. Robinson gave a brief presentation in opposition of the proposed rezoning, advising that a change in ownership of PD-88 several years ago, prompted the City Council to establish a TIF to encourage development. Mr. Robinson stated the creation of this TIF has not really stimulated growth. Mr. Robinson stated that Staff presented reliable information in opposition of the rezoning request. Mr. Robinson also mentioned that the City should avoid getting involved in a PID for this area resulting in carrying the subsequent liability.

Mr. David Verret (1990 Wittington Place), Monitronics Representative, gave a brief presentation in opposition of the proposed rezoning, noting the steady growth of the Monitronics property and the lack of security that the applicant's development will create regarding the location and continued growth of the business.

Ms. Pat Edmonson (14215 Tanglewood Dr.) gave a brief presentation in opposition of the proposed rezoning and discussed the issue of aging multi-family properties.

Ms. Judy Byrd (2980 Eric Ln) gave a brief presentation in opposition of the proposed rezoning, expressed concern that a rezoning will discourage future commercial developers from coming to Farmers Branch and requests that the Commissioners consider supporting PD-88.

Mr. David Koch (3243 Brincrest Dr.) gave a brief presentation in support of the proposed rezoning, noting that the development property will attract young families with children that will support local businesses. Mr. Koch suggests that PD-88 is growing obsolete and no longer supports revitalization.

Mr. Lucilo Peña (1722 Routh St., Suite 200, Dallas, TX 75201) Billingsley Company Representative, gave a brief presentation in opposition of the proposed rezoning, advising that while mixed uses are successful, high-density multi-family and high-density office are in high demand because they are pedestrian friendly. Mr. Pena also notes that Billingsley is actively pursuing commercial property in the proposed area by developing office, industrial, and multi-family projects. Allowing PD-99 will discourage this future development east of the lake.

Chairperson Hardie asked if anyone from the public audience would like to make a presentation. Mr. Moayeddi approached the podium to offer responses to the public hearing presentations and discusses the tax revenues, construction schedule, developer partnerships, and professional reputation of Centurion American. Mr. Moayeddi also advises his willingness to modify the land use percentages as follows: (50%) 50 ft. lots, (20%) 40 ft. lots, (10%) 60 ft. lots, (20%) townhomes, and 1,250 multi-family units.

Commissioner O'Quinn asked Mr. Moayeddi to clarify the residential percentages. Mr. Moayeddi advised the following: (50%) 50 ft. lots, and a reduction of the remaining 73% of residential to (10%) 60 ft. lots, (20%) 40 ft. lots, (20%) townhomes, and 1,250 multi-family units. These changes will lower the 73% proposed residential land use to 40%.

Mr. Ted Dameris, Park West Hold Co. Representative, approached the podium and gave a brief presentation in opposition of the proposed rezoning, noting that the issue regarding PD-88 rests with the land owner not the requirements within PD-88.

Mr. Gillies stated that further discussion with Mr. Moayeddi regarding the proposed changes within PD-99 is needed and recommended giving staff time to revise the proposed PD before the Planning and Zoning Commission take action. Mr. Gillies also stated that larger lot sizes will help enhance a single family development however these concepts need to be better displayed on a revised conceptual site plan.

Chairperson Hardie closed the public hearing and advised that further discussion is needed to address concerns regarding soil testing, traffic, light pollution, and population density, and to allow staff the proper time to gather more concrete data. Chairperson Hardie recommends a continuation of the case until February 22, 2016.

Commissioner De Los Santos agrees with the suggested continuation and notes that the number of proposed 40 ft. lots should be reduced.

Commissioner Reed agrees with the suggested lot reduction and asked that the number of townhomes be reduced as well.

Commissioner Blackson asked when the case will be presented to City Council and if the continuation will affect the City Council's review schedule. Mr. Gillies stated that the case is tentatively scheduled to be presented to City Council on March 1, 2016, and notes that a motion to continue this case on February 22, 2016 will move the Council presentation date to March 15, 2016.

Commissioner Blackson notes the potential of PD-88 but expresses concerns that the area may remain undeveloped, severely limiting the City's growth and discouraging young families from becoming residents.

Commissioner O'Quinn advised that the Demo Rebuild Program is beneficial but not enough to keep pace with the demand for new residential development to attract and retain young professional families who are looking for a sense of community.

Commissioner Brewer agrees with the need for quality residential development and supports the idea that young professional families will significantly grow the City.

Commissioner Lynne advised that home owners have equity in the City and thus should be prioritized when considering further residential development in the City and asked the Commissioners to review the information presented, allow staff to prepare an updated conceptual site plan, and continue the discussion at the next meeting. Mr. Lynne also expresses his appreciation for Mr. Moayed's vision and asked that he also consider the feedback regarding his proposal when working with staff.

Commissioner O'Quinn notes that he has confidence that Mr. Moayed will make his plan happen. He disagrees with the Chairperson's recommendation to continue this case to the next meeting. Commissioner O'Quinn makes a motion to recommend approval to change the zoning of an approximately 268 acre tract from PD-88 to PD-99 with the following modifications: a maximum of 1,250 multi-family units on the northern tract, a 50% of 50 ft. wide residential lots, 20% of 40 ft. wide residential lots, a 20% for townhomes, and a 10% for 60 ft. wide residential lots.

Commissioner Lynne seconds the motion.

Chairperson Hardie asked all Commissioners to clearly state their voting preference. Commissioner De Los Santos votes in favor of the motion, Commissioner Reed votes in favor of the motion, Chairperson Hardie votes against the motion, Commissioner Blackson votes in favor of the motion, and Commissioner Brewer votes in favor of the motion. Chairperson Hardie advised that the motion passed by a 6 to 1 vote.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Lynne, that this Ordinance be recommended for approval. The motion carried by the following vote:

Nay: 1 - Chairman Hardie

Aye: 6 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Terry Lynne and Commissioner Chris Brewer

C.2 15-ZA-05

Conduct a public hearing and consider a request from Billingsley Company to amend Planned Development No. 88 (PD-88) and take appropriate action. The proposed amendment includes changing an approximate 25.27 acre tract from "Office-1" subdistrict and an approximate 19.51 acre tract from "Commerce" subdistrict into "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a multi-family residential community containing approximately 1,059 dwelling units.

Chairperson Hardie read the overview of the rezoning request into the record and opened the public hearing. Andy Gillies, Community Services Director, approached the podium to and recommended the continuation of the zoning case until the next meeting.

Mr. Gillies asked Mrs. Billingsley if she would like to make a presentation or request a continuance for the next Planning and Zoning meeting on February 22, 2016.

Mrs. Billingsley agreed to continue the case until the next meeting. Mr. Gillies asked the Commissioners to continue the proposed zoning amendment until the February 22, 2016 meeting and reconvene as an open public hearing.

A motion was made by Commissioner Blackson and seconded by Commissioner De Los Santos to continue the zoning amendment request until the next Planning and Zoning Commission meeting scheduled for February 22, 2016. The motion passed by all 7 Commissioners.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that this Zoning Amendment be continued. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. **ADJOURNMENT**

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that this Meeting be adjourned at 10:35 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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 planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday February 4, 2016 by Kenecia Brown.


Chairperson


City Administration