



City of Mesquite, Texas

Minutes - Final City Council

Monday, February 2, 2026

5:15 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, Elizabeth Rodriguez-Ross, Jeff Casper, Andrew Hubacek and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmember B.W. Smith.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Discuss amended budget.

Council provided direction for the amended budget and to move forward with a citizen committee for a proposed bond election.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:38 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 9 – Discuss an economic development program agreement amendment for a project at Town East Boulevard and I-635); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:59 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:59 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas (Receive update on pending litigation cases); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 7:01 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:07 P.M.**INVOCATION**

Archie Greer, Pastor, Trinity Christian Worship Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Heart Board.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that last week proved that Texas weather changes fast and you don't want to be caught unaware. Residents can sign up for the Mesquite Alerts and receive real-time updates about emergencies, weather and news pertaining to their neighborhood. Visit www.cityofmesquite.com/MesquiteAlerts to learn more and to sign up. Also, he thanked everyone who has donated to the WARM program. It made a big difference in helping people last week. WARM is an initiative that provides temporary accommodations for unsheltered individuals during extreme weather conditions. Sharing Life, the Mesquite Ministerial Alliance and the City all contribute to WARM, but unfortunately financial donations are desperately needed. More freezing weather is predicted this year, so please donate today. Visit Sharing.Life/WARM to donate and learn more.
2. Mr. Green stated that the Mesquite Arts Theatre will present "Murder on the Orient Express," a classic who-done-it mystery that will leave you on the edge of your seats. The show runs from Friday, February 6, 2026, through Sunday, February 22, 2026, at the Mesquite Arts Center, 1527 North Galloway Avenue. For more information and tickets, visit www.MesquiteArtsTheatre.org. Also at the Arts Center, the Mesquite Symphony Orchestra will present "Trial and Tribulation," on Saturday, February 7, 2026, at 7:00 p.m. For tickets, visit MesquiteSymphony.org.
3. Mr. Green invited citizens to attend a District 2 Neighborhood Meeting on Saturday, February 7, 2026, at 10:00 a.m., at Dallas College – Eastfield Campus, Building B, 3737 Motley Drive.
4. Ms. Rodriguez-Ross stated that on Valentines Day, Saturday, February 14, 2026, the Mesquite Arts Center will be transformed into a winter wonderland of Valentine's and glow-in-the-dark fun for the second year of Winter GLOW Fest. Attendees can enjoy workshops, visually stunning glow installations, vendors and music. Celebrate love, light and community. It's a magical evening of glowing fun for all ages. Enjoy this festive, family-friendly atmosphere for free.
5. Mr. Hubacek stated that the City is looking for new board members. Engaged citizens can volunteer their time, knowledge and expertise to make a difference in the community. By serving on a board or commission, they can have an active voice, be involved in our community and advise the City Council and staff on a wide range of service areas. Visit www.cityofmesquite.com/Boards to learn more.
6. Mr. Hubacek invited citizens to the Annual Polar Plunge, hosted by the Mesquite Police Department, at Vanston Pool, 2913 Oates Drive, on Saturday, February 21, 2026, at 8:00 a.m. This event helps to raise funds for Texas athletes to participate in the Special Olympics. You can register or make a monetary donation to help this worthy cause.
7. Mr. Murden stated that February is Black History Month. The City of Mesquite's Parks and Recreation has an enriching day planned on Saturday, February 21, 2026, from 11:00 a.m. to 1:00 p.m., at Dallas College, Eastfield Campus, Building B, 3737 Motley Drive. In partnership with Mesquite Independent School District (MISD) and Dallas College, there will be delicious food, as well as a celebration of culture and creativity through student music and dance performances.

The event will also feature a keynote address by Courtney Brazile of Dallas College. Pre-registration is required as venue space is limited. There are many other Black History Month programs taking place throughout the month. Visit www.cityofmesquite.com to find out more.

8. Mayor Alemán stated that the City will host the 9th Annual Neighborhood Summit on Saturday, February 28, 2026, at the Dallas County Mesquite Government Center, Cliff Keheley Community Room, 500 South Galloway Avenue. Breakfast and networking will begin at 8:30 a.m., with the program beginning at 9:30 a.m. Residents, neighborhood leaders and community partners are encouraged to attend and be a part of the conversation about strengthening Mesquite together. Register for free at cityofmesquite.com/neighborhoodsummit.

9. Mayor Alemán invited citizens to the State of the Community event on Thursday, February 12, 2026, at the Mesquite Arts Center. Doors open at 5:30 p.m. and the program begins at 6:00 p.m. with a panel discussion. Panelists include Mayor Daniel Alemán, Jr., MISD Superintendent Dr. Ángel Rivera, Dallas College – Eastfield Campus President Dr. Eddie Tealer and Mesquite Chamber of Commerce President Alexander Helgar. The evening will end with a short reception. Successes of the past year will be discussed as well as plans for the coming year.

10. Mayor Alemán thanked all essential City employees who worked during the icy weather last week.

11. Mayor Alemán recognized former Mayor Stan Pickett and former City Councilmember Tandy Boroughs who were in attendance at tonight's meeting.

CITIZENS FORUM

Millie Arnold, 2206 Luau Street, expressed concerns regarding the condition of the Tradewind Apartments.

APPOINTMENTS FOR PERSONAL APPEARANCE

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Receive presentation regarding the Fiscal Year 2024-2025 Annual Report from the Mesquite Quality of Life Corporation Board of Directors.

Ron Ward, Chair of the Mesquite Quality of Life Corporation Board of Directors, recognized Board members in attendance at tonight's meeting. He stated that the Annual Report covers the period from October 1, 2024 through September 30, 2025. The Mesquite Quality of Life Corporation was created by the Mesquite City Council following an election on August 14, 1999, which authorized a 1/2 cent sales tax rate. All revenues received are used for projects within the areas of Transportation, Public Safety and Parks and Recreation. The FY 2024-2025 projects include Town East Boulevard, Scyene Road and Thomasson Square roadway investments; Lawson Road Phase I; Downtown Planning and Traffic Study; Public Safety Training Facility Phase I; P25 Radio Systems Debt Service; Playground replacement at Paschall Park and Parkwood Park; Eastfield Athletic Complex improvements; and upgrades at City Lake Park and Evans Recreation Center. The Mesquite Quality of Life Corporation received approximately \$16 million in revenue this year.

CONSENT AGENDA

Ms. Rodriguez-Ross requested that Item Nos. 3, 4, and 5 be considered separately.

CONSENT AGENDA ITEMS TO BE CONSIDERED SEPARATELY

- 3** Minutes of the regular City Council meeting held January 20, 2026.

Mr. Hubacek stated that he inadvertently voted against Mr. Green's motion to deny Item No. 17, Zoning Application No. Z0425-0391, at the January 20, 2026, City Council meeting. His intent was to vote in favor of the motion. The January 20, 2026, minutes will be revised to correct the vote.

Mr. Hubacek moved to approve the Minutes of the Regular City Council meeting held January 20, 2026. Motion was seconded by Mr. Green and approved unanimously.

- 4** Bid No. 2026-047 - Purchase of Two Raymo Autonomous Mowers for Public Works.

(Staff recommends award to Lonestar Municipal Equipment, LLC, through Sourcewell Contract No. 032525-GCL, in an amount not to exceed \$187,800.00.)

Ms. Rodriguez-Ross had concerns regarding the autonomous mowers being untested technology and acquiring recurring costs.

City Manager Cliff Keheley, stated that this technology has been used in other Cities. Staff has performed extensive research into the use of the proposed equipment and received demonstrations. This equipment will allow the City to reduce the amount of staff needed to maintain drainage channels and the ability to maintain more channels per year.

Mr. Green moved to approve Bid No. 2026-047 - Purchase of Two Raymo Autonomous Mowers for Public Works. Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Green, Casper, Alemán, Hubacek, Murden

Nays: Rodriguez-Ross

Absent: Smith

Motion Carried.

- 5** Bid No. 2026-050 - Purchase of Nine Xybix ECC Console Workstations for Dispatch.

(Staff recommends award to Sole Source Provider Ergoflex Systems, Inc., dba Xybix Systems, Inc., in the amount of \$136,202.66.)

Mr. Green moved to approve Bid No. 2026-050 - Purchase of Nine Xybix ECC Console Workstations for Dispatch. Motion was seconded by Mr. Hubacek and approved unanimously.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 6 Consider appointment of one Regular Member (Position No. 3) to the Landmark Commission for a term to expire December 31, 2027.

Mr. Murden moved to appoint Kelly Baird as a Regular Member (Position No. 3) to the Landmark Commission for a term to expire December 31, 2027. Motion was seconded by Mr. Hubacek and approved unanimously.

PUBLIC HEARINGS

- 7 Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0423 submitted by Civil Engineering Professionals, LLC., on behalf of Hamon & Lilay Enterprises, LLC., for a change of zoning from Planned Development - General Retail, Ordinance No. 3962, to Planned Development - Service Station to allow a convenience store with fuel sales (6 fueling positions) located within 500 feet of a residential district and a public or private school located at 3225 North Town East Boulevard.
(One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held for Zoning Application No. Z1025-0423.

Adam Bailey, Director of Planning and Development Services, stated that this request seeks to reestablish a service station use on a long-vacant site within the Town East and Motley Special Planning Area. The proposed Planned Development (PD-SS) would allow a convenience store with fuel sales while incorporating development standards tailored to the site's context and legacy of prior fueling use. Two deviations are requested from Section 3-504 of the Mesquite Zoning Ordinance: the 500-foot separation from a public school and residential district.

Mr. Bailey stated that the proposed concept shows a 3,457-square-foot building on the site with three fuel pumps, allowing service to six vehicles at once. The proposed development complies with parking requirements by providing 14 parking spaces and exceeds landscaping requirements, providing 12 percent landscaping where a minimum of 10 percent is required.

Mr. Bailey presented an alternative concept plan to allow more landscaping. The alternative concept plan would reduce the size of the building and reduce parking spaces to 13, which would allow approximately 20 percent landscaping.

Applicant Correen Robertson, representing Civil Engineering Professionals, LLC, stated that the property previously operated as a gas station and convenience store for several years. The owner of the property has agreed to increasing the landscaping requirements to 20 percent.

No one appeared regarding the proposed application.

Mr. Green moved to postpone Zoning Application No. Z1025-0423 to a date uncertain. Motion failed due to lack of a second.

Ms. Rodriguez-Ross moved to approve Zoning Application No. Z1025-0423, as recommended by the Planning and Zoning Commission with certain stipulations, and with the following modification:

The minimum required amount of landscaping shall be 20 percent of the lot.

And to approve Ordinance No. 5226, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – GENERAL RETAIL, ORDINANCE NO. 3962 TO PLANNED DEVELOPMENT – SERVICE STATION TO ALLOW A CONVENIENCE STORE WITH FUEL SALES (SIX FUELING POSITIONS) LOCATED WITHIN 500 FEET OF A RESIDENTIAL ZONING DISTRICT AND A PUBLIC OR PRIVATE SCHOOL ON PROPERTY LOCATED AT 3225 NORTH TOWN EAST BOULEVARD; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Hubacek. On call for a vote on the motion, the following votes were cast:

Ayes: Rodriguez-Ross, Hubacek, Alemán, Casper, Murden

Nays: Green

Absent: Smith

Motion carried. (Ordinance No. 5226 recorded in Ordinance Book No. 136)

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z1225-0432 submitted by Zipline International, Inc., for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) as a primary use located at 227 East U.S. Highway 80.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held for Zoning Application No. Z1225-0432.

Adam Bailey, Director of Planning and Development Services, stated that Zipline International is requesting a Conditional Use Permit (CUP) to allow a drone delivery operation as a primary use on a 5.10-acre property currently developed with Quality Home Furniture. The proposed operation would function as a stand-alone staging and charging facility, consisting of three drone towers with 12 docking stations each, located within the existing paved parking area. The drone use would not share operations, employees, or activities with the furniture store, nor would it involve on-site package pickup or delivery, as all transfers occur at off-site partner locations. Installation would remove 34 parking spaces; however, the remaining 364 spaces would continue to meet ordinance parking requirements. Because the drone facility is proposed as a principal use rather than an accessory use, a CUP is required under Section 3-513 of the Mesquite Zoning Ordinance. The drone staging area shall be limited to a 5,500-square-foot area and be fully enclosed by an eight-foot black ornamental metal fence.

Applicant Stephanie Cook, representing Zipline International, presented a short video highlighting the history of Zipline International. Zipline International is the

worlds largest drone delivery service estimating 1.6 million commercial deliveries. The drones will deliver food products, retail and medical items such as prescriptions. The delivery drones are fully autonomous; however, FAA-approved pilots track the drones at all times. Deliveries start at a two mile radius and may expand up to ten miles. The maximum weight of deliveries is eight pounds. Hours of operation depend on the partners using the drone service for deliveries.

No one appeared regarding the proposed application.

Mr. Hubacek moved to approve Zoning Application No. Z1225-0432, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5227, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW A DRONE DELIVERY SERVICE AS A PRIMARY USE ON PROPERTY LOCATED AT 227 EAST US HIGHWAY 80 SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green. On call for a vote on the motion, the following votes were cast:

Ayes: Hubacek, Green, Alemán, Casper, Murden

Nays: Rodriguez-Ross

Absent: Smith

Motion carried. (Ordinance No. 5227 recorded in Ordinance Book No. 136.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:35 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.074 of the Texas Government Code to consider the appointment, evaluation, employment, reassignment, duties, discipline or dismissal of the City Manager, City Attorney, Municipal Court Judge, City Secretary, members of the various City boards and commissions, and City officers or other City employees (Annual review of City Secretary); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:30 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Murden and approved unanimously. The meeting adjourned at 9:30 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor