



City of Mesquite, Texas

Minutes - Final City Council

Monday, April 21, 2025

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross, B. W. Smith and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding the Mesquite Independent School District (MISD) Bond Election.
- 2 Receive briefing from Keep Mesquite Beautiful, Inc., regarding programs and activities.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:20 P.M.

- 3 Receive presentation regarding the 2024 Meritorious Conduct Awards to Police Department employees.

Police Chief David Gill stated that the purpose of the annual Police Department Meritorious Conduct Awards is to recognize the achievements and outstanding service of members of the Mesquite Police Department and citizens of Mesquite.

Lieutenant Michael B. Kelly introduced the recipients of the 2024 Police Department Meritorious Conduct Awards.

Mayor Alemán and Police Chief David Gill presented awards as follows:

Citizen's Certificate of Merit - Marina Mueller and Greg Everett

Police Certificate of Merit - Bryan Wilhelms

Life Saving Award – Mario Barrera, Cody Garcia, Daniel Harris, Corey Horn, Steven Hood, Connor Smith and Ronnie Steed

Police Commendation - Brandon Snyder, Colby Odom and Chris Quigley

Meritorious Conduct - Ronnie Steed

Police Medal of Valor and Life Saving Award - Darren Marsack

Civilian of the Year - Charity Parker

Sergeant H. Kent Tyler Award (Officer of the Year) - Alex Sparling

The work session ended at 6:45 p.m.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.

INVOCATION

Reginald Jefferson, Pastor, New Hope Baptist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Keep Mesquite Beautiful, Inc., Youth Environmental Leaders.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper encouraged citizens to participate in the Spring Trash Bash, hosted by Keep Mesquite Beautiful, Inc., on Saturday, April 26, 2025, from 8:00 a.m. to Noon. Volunteers will meet under the marquee at Town East Mall to receive supplies before heading to their assigned locations. To help the team coordinate supplies and cleanup locations, please pre-register at www.cityofmesquite.com/TrashBash.
2. Mr. Green announced that the "Off the Rails" concerts at Front Street Station will be held every Saturday in May at 7:00 p.m. This free concert series, in the heart of historic Downtown Mesquite, features a wide variety of musical styles from some of the best local bands in North Texas. Bring your chairs and coolers and enjoy this family friendly event.
3. Ms. Rodriguez-Ross invited citizens to attend a District 3 Neighborhood Crime Watch Meeting on Thursday, May 1, 2025, at 7:00 p.m., at Trinity Worship Center, 3300 Gus Thomasson Road.
4. Ms. Rodriguez-Ross announced that the City of Mesquite is partnering with the Hispanic Forum of Mesquite for the Annual Cinco de Mayo celebration at Front Street Station on Saturday, May 3, 2025, at 5:00 p.m. Visitors can enjoy authentic Mexican food, live music, folklórico dancers and a jalapeño eating contest. There will be plenty of activities for the kids including face painting, inflatables, piñatas and more. For details, visit www.cityofmesquite.com/CindoDeMayo.
5. Mr. Boroughs encouraged families to participate in the Family Fish event on Saturday, April 26, 2025. This free event is for all ages and will be held from 9:00 a.m. to Noon at City Lake Park, 200 Parkview Street. The first 100 kids, ages 17 and under, at the event will have the chance to receive a free fishing rod. Fishing bait, hooks and other materials will not be provided. Participants can also compete for a trophy awarded for the shortest and longest fish caught.
6. Mr. Smith expressed appreciation to the citizens who were recognized tonight for taking action to report an incident and to the Police Department and civilian employees who were also recognized tonight.
7. Mr. Smith announced that Historic Mesquite, Inc., is hosting a Murder Mystery Dinner on Saturday, May 10, 2025, from 6:00 p.m. to 9:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. This event will benefit preservation projects at Opal Lawrence Historical Park and Florence Ranch Homestead. The three-act show will be performed by professional actors and attendees will have two intermissions to work together to solve the mystery. Tickets are \$75.00 for General Admission and \$100.00 for VIP Reserved Seating. Sponsorships are still available for the event as well.

8. Mr. Murden stated that National Small Business Week will be celebrated from Sunday, May 4, 2025, to Saturday, May 10, 2025, with workshops and activities for those interested in growing or starting a business. A highlight of the week is Entrepreneurs Day on Wednesday, May 7, 2025. This free event will feature a series of 20-minute roundtable sessions on a variety of topics. Entrepreneurs Day also will include a panel discussion with experienced small business owners and a networking lounge. Learn more about all activities planned by visiting www.cityofmesquite.com/SmallBusinessWeek.

9. Mayor Alemán invited the community to the National Day of Prayer Breakfast on Thursday, May 1, 2025. The breakfast will include music as well as prayers offered by a variety of community leaders. This is a free community event; however, space is limited. Please RSVP by Wednesday, April 30, 2025, to communications@cityofmesquite.com to reserve your seat.

10. Mayor Alemán announced that a City-Wide Council District Picnic will be held on Saturday, May 17, 2025, from 11:00 a.m. to 12:30 p.m., on the north lawn of the Mesquite Arts Center, 1527 North Galloway Avenue. Residents from all districts are invited to attend this gathering to connect with Councilmembers, City staff and neighbors. The picnic will feature family-friendly activities and food.

CITIZENS FORUM

1. Tearyne Almendariz, 1416 Yorkshire Drive, expressed support for allowing residents to keep backyard hens.

2. Dennis Shammo, 700 Rancho Drive, expressed support for breaking parity between the Mesquite Police Department and Mesquite Fire Department.

3. Luke Christopherson, 924 Windbell Circle, expressed support for breaking parity between the Mesquite Police Department and Mesquite Fire Department.

4. Brad Perkinson, 320 Long Creek Drive, shared a Police lifesaving experience.

5. Vivian Johnson, 4538 Live Oak Drive, expressed support for increasing City revenue.

6. David Hernandez, 618 Debra Drive, expressed concerns regarding placement of trash containers and street parking.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Casper moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Green and approved unanimously.

4 Minutes of the regular City Council meeting held April 7, 2025.

Approved on the Consent Agenda.

5 An ordinance amending Chapter 5 (Buildings and Construction), Article V (Construction of Fences), Section 5-142, to be retitled (Public Property Access Control) of the City Code for the purpose of prohibiting gates, exceeding five feet, to be constructed on private fences to allow access to an unimproved alley, drainage and/or other utility easement, or other unimproved land unless specifically authorized by the City for maintenance or emergency access, and revising section 5-144 (Materials) for the purpose of prohibiting the addition of privacy fence mesh screen or similar materials and/or privacy fence inserts or slats to chain-link fences.

Approved on the Consent Agenda.

Ordinance No. 5160, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS,

AMENDING THE MESQUITE CITY CODE, CHAPTER 5 (BUILDINGS AND CONSTRUCTION), ARTICLE V (CONSTRUCTION OF FENCES), SECTION 5-142 TO BE RETITLED (PUBLIC PROPERTY ACCESS CONTROL) FOR THE PURPOSE OF PROHIBITING GATES, EXCEEDING FIVE (5) FEET, TO BE CONSTRUCTED ON PRIVATE FENCES TO ALLOW ACCESS TO AN UNIMPROVED ALLEY, DRAINAGE AND/OR OTHER UTILITY EASEMENT, OR OTHER UNIMPROVED LAND UNLESS SPECIFICALLY AUTHORIZED BY THE CITY FOR MAINTENANCE OR EMERGENCY ACCESS; AND REVISING SECTION 5-144 (MATERIALS) FOR THE PURPOSE OF PROHIBITING THE ADDITION OF PRIVACY FENCE MESH SCREEN OR SIMILAR MATERIALS AND/OR PRIVACY FENCE INSERTS OR SLATS TO CHAIN-LINK FENCES; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5160 recorded in Ordinance Book No. 134.)

- 6 Bid No. 2025-046 - Evans Park Spray Zone: Site Construction.
(Authorize the City Manager to finalize and execute a contract with Fast General Contracting LLC, in an amount not to exceed \$670,000.00.)

Approved on the Consent Agenda.

- 7 RFP No. 2025-067 - Annual Grinding of Brush.
(Authorize the City Manager to execute a contract with LETCO Group, LLC dba Living Earth in the amount of \$475,000.00. The term of the contract is for a one-year period, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 8 Bid No. 2025-075 - Annual Drainage Channel Management (Spraying) Contract.
(Authorize the City Manager to finalize and execute a contract with low bidder Opterra Solutions, Inc., in the amount of \$128,900.00. The term of the contract is for a one-year period, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 9 Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-013, South Parkway Reconstruction (U.S. Highway 80 to Peachtree Road), with DDM Construction Corporation, for the additional construction scopes in the amount of \$317,210.00.

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-016, Roadway Maintenance for Oates Drive, with Texas Materials Group, Inc., a Texas Corporation, for additional services required in the total amount of \$44,606.25.

Approved on the Consent Agenda.

- 11 Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2024-163, Barnes Bridge Ground Storage Tanks Rehabilitation, with DN Tanks, LLC, for the additional construction scopes in the amount of \$96,430.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS

- 12 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a change of zoning from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road).

(No responses in favor and one in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

A public hearing was held for Zoning Application No. Z0924-0369.

Adam Bailey, Director of Planning and Development Services, stated that the applicant and property owner, Inspiring You to Greatness, is requesting a change of zoning to develop a 12-lot single-family subdivision, on a 3.589-acre tract, using the development standards under the R-3 Single-Family Zoning District. The applicant is not seeking any modifications to the City's development standards. If approved, any single-family development must meet the minimum lot size of 7,200 square feet and a minimum living space of 1,500 square feet under R-3 zoning while also complying with the City's engineering standards, as well as the adopted Building and Fire Codes.

Mr. Bailey stated that the plan submitted by the applicant is only a conceptual plan and is subject to change. If approved, development approvals will occur during the development review process. All plans will be thoroughly reviewed by the appropriate regulatory bodies before final approval. Compliance with local codes and standards will play a key role in the development's final design.

Mr. Bailey stated that on April 1, 2024, City Council considered the applicant's previous request for a change of zoning to Planned Development (PD) - R3 Single-Family Residential, which included modified development standards. The proposed subdivision featured single-family homes with a minimum living space of 1,500 square feet, a reduced minimum lot size of 5,000 square feet, and modified setbacks. City Council denied the request by a 4-3 vote. The current application differs from the previous request, as it seeks a straight rezoning without modifications rather than a PD. As a result, it is not subject to the one-year prohibition on considering a subsequent application after a denial.

Applicant Tag Gilkeson, representing Inspiring You to Greatness, stated that Inspiring You to Greatness is a non-profit community development corporation. The homes will be constructed using structurally insulated panels (SIPS) for better structural integrity, faster construction times and lowers the overall cost of construction.

Tammy Strong, 1713 Cool Springs Drive, requested additional details regarding the proposed development include home square footage.

Applicant Kasey Simmons, President of Inspiring You to Greatness, stated that the proposed homes would contain a minimum of 1,500 to 2,000 square feet. The conceptual plan was revised due to Council concerns last year.

Mr. Casper moved to postpone consideration of Zoning Application No. Z0924-0369 until the May 19, 2025, City Council meeting. Motion was seconded by Mr. Smith and approved unanimously.

13

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a change of zoning from General Retail with Conditional Use Permits (Ordinance Nos. 4855 and 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 East Kearney Street, Suites 402, 500, and 600 and repealing all ordinances in conflict with the provisions of this ordinance.

(No responses in favor or in opposition to the application has 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. Z0325-0386.

Adam Bailey, Director of Planning and Development Services, stated that the applicant seeks a Conditional Use Permit (CUP) to allow Lighthouse Academy Mesquite to expand its existing child day care services at 1515 East Kearney Street. In 2021, the City Council approved two CUPs (Ordinance Nos. 4855 and 4901) for Suites 402 and 500 at the subject property to allow child daycare services. Lighthouse Academy Mesquite now seeks to expand its operations by converting Suite 600, formerly a convenience store, into a gymnasium for its programs. The renovation will include modifications to comply with state and local childcare licensing regulations.

Applicant Octavia Silus stated that Lighthouse Academy Mesquite has operated at this location for five years. The childcare facility services families with children ages six weeks to 12 years old. Currently, 120 children are enrolled and the expansion will allow space for an additional 40 children.

No one appeared regarding the proposed application.

Mr. Smith moved to approve Zoning Application No. Z0325-0386, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5161, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REPEALING ORDINANCE NOS. 4855 AND 4901 IN THEIR ENTIRETY AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO GENERAL RETAIL WITH A CONDITIONAL USE PERMIT TO ALLOW CHILD DAYCARE SERVICES AS A PERMITTED USE ON PROPERTY LOCATED AT 1515 EAST KEARNEY STREET, SUITES #402, #500, AND #600; REPEALING ALL 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. Murden and

approved unanimously. (Ordinance No. 5161 recorded in Ordinance Book No. 134.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:10 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor