



City of Mesquite, Texas

Minutes - Final City Council

Monday, December 1, 2025

5:15 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 - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive a briefing regarding the remodel and renovation of 823 North Galloway Avenue.
- 2 Discuss amended budget.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:26 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or value of real property (Item No. 26 - Discuss the sale of a portion of City-owned property near Kearney Street and Gross Road; and Item No. 27 - Discuss the purchase of property on South Ebrite Street); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:42 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:43 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. 28 – Discuss amendment of an economic development program agreement with Town East Mall, LLC for a project on the west side of Town East Mall); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:57 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:03 P.M.**INVOCATION**

John Schelter, Our Savior Lutheran Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL RECOGNITION

- 3 Recognize Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that the following employees are being honored for their customer service efforts as City of Mesquite employees. They are nominated by City staff and selected by the City Manager as employees who embody the City's C.A.R.E. message: We place our CITIZENS first, with a professional ATTITUDE, with the RESPECT to understand their needs and with a consistent effort to deliver service in a manner which embodies the principal ETHICS of the City of Mesquite. A brief video was shown highlighting each employee's contribution to the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley honored the following employees for their service to the City of Mesquite: Danielle Chhabra, Emergency Management Specialist - Office of Emergency Management; Jesse Arriaga, Senior Line Services Technician - Mesquite Metro Airport; Rose Carabio, Victim Advocate - Behavioral Health/Housing and Community Services; and Molly Allison, Librarian - Mesquite Public Library.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that it's almost time for Christmas in the Park. This event has been a Mesquite holiday tradition for more than 30 years. Westlake Park, 600 Gross Road, will be transformed into a holiday wonderland with lights, music and festive decorations. The event will be held on Saturday, December 6, 2025, and Sunday, December 7, 2025, from 2:00 p.m. to 8:00 p.m. at Westlake Park. Enjoy hot cocoa and cookies, arts and crafts, photos with Santa, community performances, and more. And be sure to stick around for the fireworks finale to send Santa back to the North Pole. Admission is free, but you can purchase a wristband for \$12.00 to have access to face painting and unlimited admission to bounce houses and obstacle course attractions.

2. Mr. Green announced that Historic Mesquite, Inc., invites you to take a trip back in time to the yuletide of yesteryear with Christmas at the Ranch. The event will be held on Saturday, December 13, 2025, from 10:00 a.m. to 1:00 p.m. The Florence Ranch Homestead, 1424 Barnes Bridge Road, will be decorated for a traditional Christmas with real greenery and old-fashioned garlands. Come enjoy tours of the Florence home, sweet treats, craft stations to make vintage-style tree ornaments and photo opportunities with a traditional Santa Claus.

3. Ms. Rodriguez-Ross stated that nights are getting colder and the WARM program needs your help. WARM stands for "Weather Activated Relief for Mesquite." The program provides temporary accommodations for unsheltered individuals during extreme weather conditions. WARM is sponsored by Sharing Life, the Mesquite Ministerial Alliance and the City but more financial donations are needed. Please visit Sharing.Life/WARM to donate and learn more.
4. Ms. Rodriguez-Ross announced that the inaugural Jingle Jog was rescheduled to Saturday, December 6, 2025, due to inclement weather. This is a fun, new 0.5K race held by Downtown Mesquite and their partners. Registration is closed, but come to cheer on the participants. There will be donut stations, mimosa stations and fun! Packet pickup begins at 8:30 a.m. at 113 West Main Street and the race begins at 10:00 a.m. Also, the Holiday Gift Market will be open from 9:00 a.m. to 1:00 p.m., at Front Street Station.
5. Mr. Boroughs stated that several holiday events will be held at the Mesquite Arts Center, 1527 North Galloway Avenue. The Mesquite Arts Centre presents "A Sherlock Carol" running through Sunday, December 14, 2025. Don't miss this Dickens of a Christmas mystery! Visit www.mesquiteartstheatre.org for showtimes and tickets. Next, the Mesquite Community Band will present "Tinsel, Tunes & Tidings" on Saturday, December 6, 2025, at 7:00 p.m. The concert is free and open to the public. Then on Saturday, December 13, 2025, the Mesquite Symphony Orchestra will provide back-to-back performances of "Winter Lights and Festival Nights." The first show will be at 4:30 p.m., and the second show at 7:00 p.m. For tickets, visit MesquiteSymphony.org.
6. Mr. Smith invited everyone to a hometown holiday with Christmas on the Square tomorrow night, December 2, 2025. The fun begins at 5:00 p.m. in Downtown Mesquite at Heritage Square, with cocoa and cookies, photos with Santa, a holiday gift market and more. The festivities continue with a holiday message from our Mayor and a sing-along to the "12 Days of Downtown Mesquite." End the evening by experiencing the magic of the annual lighting of our community Christmas tree.
7. Mr. Murden stated that it's almost time to wrap up the Mesquite Police Department's 2025 Santa Cop campaign. But you still have time to make the holiday season a little brighter for Mesquite kids by donating new, unwrapped toys. Your financial donations also are appreciated. Santa Cop concludes with the Annual Toy Parade on Saturday, December 6, 2025, at 11:00 a.m. The parade starts and ends at Founders Classical Academy, 790 Windbell Circle.
8. Mayor Alemán reminded everyone that a Runoff Election for City Council, Place 4, will be held on Saturday, December 13, 2025. You can find more details at www.cityofmesquite.com/elections. Voting only impacts registered voters who live in District 4 for this particular election.
9. Mayor Alemán encouraged everyone to "shop local" for holiday purchases. Spending money here helps business owners and the local economy. Sales tax revenue makes up about 28 percent of the City's general fund, which provides the financial resources for most City services for residents and their families. When we head out to shop, be sure to check out this webpage at www.cityofmesquite.com/ShoppingRoutes for alternate driving directions to our busiest retail areas. That will help you avoid sitting in traffic and enjoy holiday shopping more.
10. Mayor Alemán congratulated the West Mesquite High School Football Team for advancing three rounds in the playoffs.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green requested that Item No. 7 be removed from the Consent Agenda to be considered separately. Mr. Casper moved to approve the remaining 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 November 17, 2025.

Approved on the Consent Agenda.

- 5 A resolution authorizing the submission of the 2024 Community Development Block Grant Programs Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD).

Approved on the Consent Agenda.

Resolution No. 56-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE SUBMISSION OF THE 2024 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). (Resolution No. 56-2025 recorded in Resolution Book No. 74.)

- 6 A resolution endorsing and accepting the Fiscal Year 2025 Community Oriented Policing Services ("COPS") Grant in the amount of \$93,750.00 from the United States Department of Justice ("DOJ") to increase the authorized staffing level of a commissioned police officer, approving the City's required contribution in the amount of \$31,250.00, and authorizing the City Manager as the authorized representative or other designated responsible officer for the purpose of requesting, receiving, and disbursing funds through the DOJ in connection with such grant.

Approved on the Consent Agenda.

Resolution No. 57-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ENDORSING AND ACCEPTING THE FISCAL YEAR 2025 COMMUNITY ORIENTED POLICING SERVICES ("COPS") GRANT IN THE AMOUNT OF \$93,750.00 FROM THE UNITED STATES DEPARTMENT OF JUSTICE ("DOJ") TO INCREASE THE AUTHORIZED STAFFING LEVEL OF A COMMISSIONED POLICE OFFICER; APPROVING THE CITY'S REQUIRED CONTRIBUTION IN THE AMOUNT OF \$31,250.00; AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE OR OTHER DESIGNATED RESPONSIBLE OFFICER FOR THE PURPOSE OF REQUESTING, RECEIVING, AND DISBURSING FUNDS THROUGH THE DOJ IN CONNECTION WITH SUCH GRANT. (Resolution No. 57-2025 recorded in Resolution Book No. 74.)

- 8 Bid No. 2026-031 - Uninterruptable Power Supply Replacement.
(Staff recommends award to Summus Industries, Inc., through National Cooperative Purchasing Alliance Contract No. 01-143, and authorize the City Manager to finalize and execute a Scope of Work for Electrical Services with Summus Industries, Inc., through Texas Department of Information Resources Contract No. DIR-CPO-5033, in an amount not to exceed \$119,577.42.)

Approved on the Consent Agenda.

- 9 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Walter P. Moore & Associates, Inc. a Texas Corporation, for the Stream 2B4 Drainage Study, in the amount of \$321,280.00.

Approved on the Consent Agenda.

CONSENT AGENDA ITEMS TO BE CONSIDERED SEPARATELY

- 7 Bid No. 2025-186 - 2025 La Prada Drive Paving, Drainage, and Utility Improvements (Motley Drive to Pinehurst Lane).
(Authorize the City Manager to finalize and execute a contract with McMahon Contracting, LP, in the amount of \$33,930,863.59.)

Eric Gallt, Director of Public Works, stated that the La Prada Drive paving, drainage and utility improvements project will be a two year project with an anticipated completion date of January 2028. The City will be reimbursed by Dallas County for 50 percent of eligible paving and drainage items not to exceed approximately 8,400,000.00.

Mr. Green moved to approve Bid No. 2025-186, La Prada Drive Paving Drainage and Utility Improvements (Motely Drive to Pinehurst Lane). Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

END OF CONSENT AGENDA

OTHER BUSINESS

- 10 Consider a resolution approving the issuance of tax-exempt obligations by The Mesquite Housing Finance Corporation to finance the acquisition and construction of Avanti Hills by KCG Avanti Hills, LP.

Ted Chinn, Director of Finance, stated that earlier tonight the Mesquite Housing Finance Corporation held a public hearing regarding the Avanti Hills development. On July 21, 2025, the Mesquite Housing Finance Corporation (HFC) unanimously passed a bond inducement resolution authorizing an application for up to \$60 million in private activity bonds with the Texas Bond Review Board (TBRB) to help finance a proposed 260-unit affordable multi-family rental housing development to be located at the northwest corner of East Glen Boulevard and Clay Mathis Road. On August 22, 2025, the TBRB issued a Certificate of Reservation (Docket No. 5441) accepting the bond application filing and reserving \$60 million in private activity bond allocation to the HFC for financing the proposed development.

Mr. Chinn stated that under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), an issuer of private activity bonds must hold a public hearing, following publication of a TEFRA notice, to give the public an opportunity to comment on a proposed private activity bond issue. This hearing was held by the HFC on December 1, 2025, following the November 20, 2025, publication of the TEFRA notice.

Mr. Chinn stated that Section 147(f) of the Internal Revenue Code requires approval of the bond issue by the City Council following the TEFRA hearing, and passage of this proposed resolution will provide Council approval of the bonds in

an amount not to exceed \$60 million. It should be noted that the private activity bonds issued by the HFC will never constitute an indebtedness or general obligation of the City but are "conduit" obligations of the City payable solely from the revenues generated by the development, and no City funds will be used.

Ms. Rodriguez-Ross moved to approve Resolution No. 58-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS BY THE MESQUITE HOUSING FINANCE CORPORATION TO FINANCE THE ACQUISITION AND CONSTRUCTION OF AVANTI HILLS BY KCG AVANTI HILLS, LP. Motion was seconded by Mr. Murden and approved unanimously. (Resolution No. 58-2025 recorded in Resolution Book No. 74.)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 11 Consider appointment of five Regular Members (Position Nos. 1, 3, 5, 7 and 9) to the Animal Services Advisory Committee for terms to expire December 31, 2027.
- Mr. Casper moved to appoint Dr. Mark Pirrung as Regular Member (Position No. 1), MaryAnne Chiarelli as Regular Member (Position No. 5), and Karen McLeod-Ellis as Regular Member (Position No. 9) to the Animal Services Advisory Committee for terms to expire December 31, 2027. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.
- 12 Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.
- Mr. Casper moved to appoint Darwin (D.J.) Brouwer as Regular Member (Position No. 1), Andrew Williams as Regular Member (Position No. 3), Laneacia Ford as Regular Member (Position No. 5), and Rodrick Dangerfield as Alternate Member (Alternate No. 1) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2027, and to appoint Peggy Nix as Alternate Member (Alternate No. 2) for a term to expire December 31, 2026. Motion was seconded by Mr. Green and approved unanimously.
- 13 Consider appointment of four Regular Members (Position Nos. 1, 3, 5, and 7) to the Building Standards Board for terms to expire December 31, 2027, and one Regular Member (Position No. 6) for a term to expire December 31, 2026.
- Mr. Casper moved to appoint Edward Nichols V as Regular Member (Position No. 1), Scott Gibb as Regular Member (Position No. 3), George Valdez as Regular Member (Position No. 5), and John Funderburk as Alternate Member (Alternate No. 1) to the Building Standards Board for terms to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.
- 14 Consider appointment of four Regular Members (Position Nos. 1, 4, 7 and 10) to the Downtown Development Advisory Board for terms to expire December 31, 2028, and one member (Position No. 6) for a term to expire December 31, 2027.
- Mr. Casper moved to appoint Sabrina Hosein as Regular Member (Position No. 1),

Claudeen Pierre as Regular Member (Position No. 4) and Martha Maldonado as Regular Member (Position No. 7) to the Downtown Development Advisory Board for terms to expire December 31, 2028. Motion was seconded by Mr. Green and approved unanimously.

- 15** Consider appointment of three Regular Members (Place Nos. 4, 5 and 9) to the Historic Mesquite, Inc., Board of Directors for terms to expire December 31, 2028, one Regular Member (Place No. 1) for a term to expire December 31, 2026, and three Regular Members (Place Nos. 6, 7 and 8) for terms to expire December 31, 2027.

Mr. Casper moved to appoint Suanne Toupal as Regular Member (Position No. 4) to the Historic Mesquite, Inc., Board of Directors for a term to expire December 31, 2028. Motion was seconded by Mr. Murden and approved unanimously.

- 16** Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Housing Board for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.

Mr. Casper moved to appoint Brandy Baxter as Regular Member (Position No. 3), and Yolanda Rodriguez as Regular Member (Position No. 5), to move Tasheara Smith-Perkin from Alternate Member (Alternate No. 1) to Regular Member (Position No. 1), and to appoint Alfonso Hernandez as Alternate Member (Alternate No. 1) to the Housing Board for terms to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

- 17** Consider appointment of three Regular Members (Place Nos. 1, 3 and 6) to the Keep Mesquite Beautiful, Inc., Board of Directors for terms to expire December 31, 2028, and one Regular Member (Position No. 5) for a term to expire December 31, 2026.

Mr. Casper moved to appoint Sametria Lyons as Regular Member (Place No. 3) to the Keep Mesquite Beautiful, Inc., Board of Directors for a term to expire December 31, 2028. Motion was seconded by Mr. Murden and approved unanimously.

- 18** Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Landmark Commission for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.

Mr. Casper moved to appoint Phyllis Prycer as Regular Member (Position No. 5) to the Landmark Commission for a term to expire December 31, 2027. Motion was seconded by Mr. Boroughs and approved unanimously.

- 19** Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) to the Library Advisory Board for terms to expire December 31, 2027, and one Regular Member (Position No. 6) for a term to expire December 31, 2026.

Mr. Casper moved to appoint Angela Blackstock as Regular Member (Position No. 1), Julie Shelton as Regular Member (Position No. 3), Tammy Jo Strong as Regular Member (Position No. 5) and June Chambers as Regular Member (Position No. 7) to the Library Advisory Board for terms to expire December 31, 2027, and to appoint Sheila Lynn as Regular Member (Position No. 6) for a term to expire December 31, 2026. Motion was seconded by Mr. Murden and approved

unanimously.

20

Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for terms to expire December 31, 2027, and one Regular Member (Position No. 2) for a term to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board.

Mr. Casper moved to appoint Lisa Theriot as Regular Member (Position No. 1), Gilberto Prado as Regular Member (Position No. 3), Debbie Anderson as Regular Member (Position No. 5), and Ron Ward as Regular Member (Position No. 7) to the Mesquite Quality of Life Corporation for terms to expire December 31, 2027, and to appoint Shannon Long as Regular Member (Position No. 2) for a term to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board. Motion was seconded by Mr. Murden and approved unanimously.

21

Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) and one Alternate Member (Alternate No. 1) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2027.

Mr. Casper moved to appoint Lara Nix as Regular Member (Position No. 1), Steve Bragg as Regular Member (Position No. 3), Debbie Coolidge as Regular Member (Position No. 5), Fred Poe as Regular Member (Position No. 7), and Joseph Jergovic as Alternate Member (Alternate No. 1) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

22

Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) and one Alternate Member (Alternate No. 1) to the Planning and Zoning Commission/Airport Zoning Commission for terms to expire December 31, 2027.

Mr. Casper moved to appoint Michael Morris as Regular Member (Position No. 1), Roger Meland as Regular Member (Position No. 3), Rick Cumby as Regular Member (Position No. 5) and Soira Teferi as Regular Member (Position No. 7) to the Planning and Zoning Commission/Airport Zoning Commission for terms to expire December 31, 2027. Motion was seconded by Mr. Murden and approved unanimously.

23

Consider appointment of six Regular Members (Position Nos. 1, 3, 5, 7, 9 and 11) to the Youth Advisory Board for terms to expire December 31, 2027.

Mr. Murden moved to appoint Janine Fields as Regular Member (Position No. 1), DeMarko Grant as Regular Member (Position No. 3), Romeo Ahmad as Regular Member (Position No. 5), Cassandra Morris as Regular Member (Position No. 7), Alexa Chapman as Regular Member (Position No. 9) and Daniel Perez as Regular Member (Position No. 11) to the Youth Advisory Board for terms to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS**24**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0400 submitted by Dr. Shailesh Vora for a change of zoning from Planned Development - Multifamily Ordinance No. 4344 to Planned Development - Multifamily with modified development standards to allow a 36-unit multifamily development located at 4741 North Galloway Avenue.

(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. Z0525-0400.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change to allow a proposed three-story, 36-unit multifamily development on a 1.6-acre site. The project consists of three buildings, each with 12 units - 18 one-bedroom units averaging 814 square feet and 18 two-bedroom units averaging 1,032 square feet. Each unit will include standard kitchen appliances and washer/dryer hookups. A total of 64 parking spaces are proposed, exceeding the one-space-per-unit requirement established under Senate Bill (SB) 840. The site plan meets all building setbacks, separation requirements, and fire lane standards, and provides 27,000 square feet of open space, exceeding the 14,400-square-foot requirement with on-site amenities including a sports court and grilling pavilion. A six-foot privacy fence, along with appropriate lighting and video surveillance, is proposed for property lines, parking areas, and building entrances.

Mr. Bailey stated that due to SB 840, the proposed density of 25 units per acre is allowed by right, and no rezoning is required for the number of units. The zoning change is requested only to allow parking within the front-yard setback. The irregular lot shape makes front-yard parking necessary to accommodate the proposed parking. The development will include covered parking for 50 percent of the spaces.

Applicant Dr. Shailesh Vora, stated that each one-bedroom and two-bedroom unit will have a home office. The one-bedroom units will be approximately 784 square feet and the two-bedroom units will be approximately 1,060 square feet. The units will be rented at market rate. The building material will be stucco and brick and each unit will have corian countertops and luxury vinyl flooring.

No one appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z0525-0400, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5218, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT - MULTIFAMILY ORDINANCE NO. 4344 TO PLANNED DEVELOPMENT - MULTIFAMILY ("PD-MF") WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW A 36-UNIT MULTIFAMILY DEVELOPMENT ON PROPERTY LOCATED AT 4741 NORTH GALLOWAY AVENUE; 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 Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5218 recorded in Ordinance Book No. 136)

25

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0424 submitted by Jordan Gaunt for a change of zoning from Planned Development - Agriculture Ordinance No. 4791 to Planned Development - Agriculture Ordinance No. 4791 with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with modifications to allow the ADU to exceed the maximum size of 1,000 square feet by 200 square feet for a total size of 1,200-square-foot and to exceed the maximum height of 15 feet by 3 feet for a total height of 18 feet located at 6713 Emerson Drive.

(One response in favor and none 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. Z1025-0424.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit to construct a detached accessory dwelling unit (ADU) as a guest house for family members at 6713 Emerson Drive. The proposed 1,200-square-foot unit, which includes conditioned living space and an attached garage, is located on a 1-acre lot and meets required setbacks but exceeds the maximum ADU size by 200 square feet and the maximum height by 2.5 feet. The ADU will be located behind the primary residence, share utility connections, and will not be used as a rental or sold separately. More than four off-street parking spaces will be provided behind the primary dwelling, satisfying ADU parking requirements. The property is located within the Berkshire Estates subdivision, which is subject to recorded covenants; however, enforcement of any such covenants is the responsibility of the Berkshire Estates Homeowners Association (HOA) and is not administered by the City.

Applicant Alex Gaunt, stated that the proposed ADU will be a guest suite with a living area of 940 square feet and a 260-square-foot attached garage. The ADU roof will meet the roof line of the existing main residence and match construction material.

No one appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z1025-0424, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5219, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – AGRICULTURAL ORDINANCE NO. 4791 TO PLANNED DEVELOPMENT - AGRICULTURAL ORDINANCE NO. 4791 WITH A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY DWELLING UNIT (“ADU”) WITH MODIFICATIONS TO ALLOW THE ADU WITH A MAXIMUM FLOOR AREA OF 1,200 SQUARE FEET AND A MAXIMUM HEIGHT OF 17.5 FEET ON PROPERTY LOCATED AT 6713 EMERSON DRIVE; 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 FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5219 recorded in Ordinance Book No. 136.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:05 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor