



City of Mesquite, Texas

Minutes - Final City Council

Monday, May 6, 2024

5:30 PM

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

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

PRE-MEETING - TRAINING ROOMS A&B - 5:30 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:12 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. 20 – Discuss economic development incentives for a business expansion at Samuell Boulevard; Item No. 21 - Discuss economic development incentives for a business considering expansion to Oates Drive and IH-635; and Item No. 22 - Discuss economic development incentives for a prospective development on Bruton Road); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:52 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:02 P.M.

INVOCATION

Fred Bacon, Pastor, First Christian Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Small Business Community, Business Retention Task Force and other business leaders.

SPECIAL RECOGNITION

1

Recognize Real. Texas. Service. Champions.

Cliff Keheley, City Manager, stated that this program is an opportunity to recognize employees for their excellent customer service to the organization and the Mesquite community. A brief video was shown highlighting each employee's contributions to the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley presented Certificates of Appreciation to the following employees in honor of their service to the City of Mesquite: Francis Wolford, Facilities Maintenance Technician – Facility Maintenance Department; Katherine Sullivan, Senior Environmental Code Inspector – Environmental Code Division; Mike Petrea, Residential Construction Inspector – Planning and Development Services Department; and Jeremie Wood, Police Officer – Mesquite Police Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that Spring is a great time for the arts in Mesquite. Every Saturday night through June, the Off the Rails concert series will be held at Front Street Station, 100 West Front Street, at 7:00 p.m., with a variety of music from Celtic to Rock-a-Billy. Graceland Ninjaz will be featured at the next free Mesquite Rocks! Concert on Thursday, May 16, 2024, at the Mesquite Arts Center, 1527 North Galloway Avenue. This high-energy band performs mashups and greatest hits spanning five decades of rock-n-roll, dance, hip hop and soul. The Mesquite Symphony Orchestra will present “Into the Fire” on Saturday, May 18, 2024, at 7:30 p.m., at the Mesquite Arts Center. Under the direction of Conductor Felix Torres, the performance will include a variety of pieces. Visit www.mesquitesymphony.org for showtimes and tickets.
2. Mr. Green encouraged citizens to sign up for Mesquite Alerts, powered by Code Red, to receive real-time notifications with accurate, reliable information regarding emergencies, weather and news that pertain to your particular neighborhood via text message, recorded phone message or email. Personal information will remain private and will only be used for community notifications.
3. Ms. Rodriguez-Ross invited citizens to join Keep Mesquite Beautiful, Inc., for the Mother’s Day Butterfly Trail Tour and Picnic on Saturday, May 11, 2024, from 10:00 a.m. to 1:00 p.m., at Paschall Park, 1001 New Market Road. Event highlights include guided Butterfly Trail tours, seed ball making, wagon parade, games, chalk art, photo opportunities and more. Attendees are invited to bring a “Mother Nature” decorated wagon and a blanket for picnicking. A light brunch will be available or bring your own picnic.
4. Ms. Rodriguez-Ross announced that Mesquite Recycles Day will be held on Saturday, May 18, 2024, from 8:00 a.m. to Noon, at Poteet High School, 3300 Poteet Drive. Items accepted for recycling included cell phones, batteries, toys, clothes, household items, computers and more. Onsite document shredding will also be available.
5. Mr. Boroughs encouraged citizens to attend Movies in the Park and Touch-A-Truck on Friday, May 17, 2024, from 7:00 p.m. to 10:00 p.m., at Paschall Park, 1001 New Market Road. Touch-A-Truck provides kids with the opportunity to climb on, learn about and discover their favorite big trucks and vehicles such as police cars, dump trucks, tractors and fire trucks. Vehicle operators will be present to answer questions. At sundown, the fun continues with a movie under the stars featuring “Lightyear.” Concessions will be available and attendees are encouraged to bring lawn chairs and blankets to this free event.
6. Mr. Boroughs invited citizens to a District 4 Neighborhood Picnic on Saturday, May 18, 2024, at Noon, at Evans Recreation Center, 1116 Hillcrest Street.
7. Mr. Smith encouraged citizens to attend Historic Mesquite Inc.’s Barn Dance on Saturday, May 18, 2024, at 7:00 p.m. The country and western swing band, The Western Flyers, will play Texas-style sound popularized in the 1940’s by Bob Wills for an evening of music and dancing in the historic Lawrence Barn at Opal Lawrence Historical Park, 711 East Kearney Street. Tickets to the Barn Dance are \$15.00 for Historic Mesquite, Inc., members and \$20.00 for the general public. Tickets and memberships can be purchased online at www.historicmesquite.org.

8. Mr. Smith advised residents and business owners that it has come to the City's attention that there are individuals going door to door trying to sell roof repairs and some of these are scams. Rather than hiring someone random who knocks on your door, the City encourages you to visit the Roofing Contractors Association of Texas website at www.RCAT.net to ensure you are dealing with a reputable contractor. Also, home solicitations in the City of Mesquite are restricted to those with a valid permit secured from the Chief of Police and released by the City Manager. Exceptions apply to those who are under 18 years of age and are members of school or youth organizations. Home solicitation permits are rarely, if ever, issued from the City. Soliciting without a permit is a Class C Misdemeanor that carries a fine not to exceed \$500.00. Solicitation concerns can be reported to the Police Department by calling the non-emergency phone line at 972-285-6336 or by reporting it through the myMesquite app.

9. Mr. Murden advised residents that new operating procedures for the City of Mesquite's Utility Billing Office begins today, May 6, 2024. The Utility Billing Office will be open to the public from 10:00 a.m. to 5:00 p.m. This change gives employees time to process online requests, which include applications for new service, leak adjustment requests and requests to disconnect service. Cash payments made to the Utility Billing Office are accepted in whole dollars only. Any change will be applied as a credit to your next bill. Cash customers can still pay with exact change. Making this change will also provide efficiencies to save on costs. To learn more, visit www.cityofmesquite.com/UtilityBilling.

10. Mayor Alemán stated that we need to take better care of ourselves physically, mentally and financially. There are two Get Fit Mesquite events this month. On Tuesday, May 14, 2024, a free bilingual workshop, "Demystifying the Secrets of Financial Analysis," will be held from Noon to 1:00 p.m., in Training Rooms A & B, at City Hall. During this session, advisors will share information in English and Spanish about portfolio allocation and financial product choices. Then, on Saturday, May 18, 2024, a free, interactive walking event, "Walking for Wellness," will be held at the Fraiser Middle School track, 2250 Scyene Road, from 9:00 a.m. to Noon. "Walking for Wellness" will include prizes for walkers who go the furthest distance. Health-focused vendors will also be onsite. Learn more at www.cityofmesquite.com/GetFitMesquite.

11. Mayor Alemán invited citizens to the Town Hall Tuesday Meeting on Tuesday, May 28, 2024, at 6:30 p.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B. Representatives from the Mesquite Police Department, Mesquite Fire Department and Neighborhood Services will share information and answer questions in English and Spanish. The meeting will be livestreamed on the City's Facebook page and free desserts will be provided to those who attend in person. To learn more and to submit questions in advance, visit www.cityofmesquite.com/TownHallTuesdays

CITIZENS FORUM

1. Dr. Terri White, 505 Riggs Circle, expressed appreciation for the City's transparency regarding zoning cases.
2. Holly Fisk, 4200 Woodbluff Drive, expressed concerns regarding escalating home appraisal values.
3. Tiffany Brown, 2944 Motley Drive, stated that she is the CEO and Founder of iLash Beauty University and provided an overview of the services provided.

CITIZENS COMMENTS

1. Dr. Terri White, 505 Riggs Circle, spoke regarding Agenda Item No. 14 and stated that prairie plants occupy this site and requested the plants be preserved by moving them to a different location.
2. Kacey Simmons, 10079 South Beltline Road, spoke regarding Agenda Item No. 15 and stated that as the applicant, they have redesigned the proposed single-family subdivision concept plan.

APPOINTMENTS FOR PERSONAL APPEARANCE

- 2 Receive update from representatives of Linebarger Goggan Blair & Sampson, LLP regarding the property tax assessor and collection transition to Dallas County.

Cindy Smith, Director of Finance, introduced Peggy McCormick, Chief Deputy of the Dallas County Tax Office; and Mary Sue Daniel and Edward Lopez with Linebarger Goggan Blair & Sampson, LLP. Ms. Daniel and Mr. Lopez expressed gratitude for the City staff, Dallas County staff and all of the individuals that assisted with the property tax assessor and collection transition to Dallas County. Ms. McCormick announced that Mesquite citizens are now able to pay their property taxes at any Dallas County Tax Office.

CONSENT AGENDA**Approval of the Consent Agenda**

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

- 3 Minutes of the regular City Council meeting held April 15, 2024.

Approved on the Consent Agenda.

- 4 An ordinance amending Chapter 16 of the City Code to adopt a revised 2024 Water Conservation, and Water Resource and Emergency Management Plan as required by the Texas Commission on Environmental Quality and Texas Water Development Board.

Approved on the Consent Agenda.

Ordinance No. 5103, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE BY REVISING CHAPTER 16 (WATER AND LIQUID WASTE), ARTICLE I (IN GENERAL), TO REPEAL SEC. 16-12 IN ITS ENTIRETY AND REPLACE WITH NEW SEC. 16-12 (ADOPTION OF WATER CONSERVATION PLAN, AND THE WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN) FOR THE PURPOSE OF UPDATING SAID PLANS TO PROMOTE RESPONSIBLE USE OF WATER AND TO PROVIDE FOR PENALTIES AND/OR THE DISCONNECTION OF WATER SERVICE FOR NONCOMPLIANCE WITH THE PLAN PURSUANT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) GUIDELINES AND REQUIREMENTS; REPEALING ORDINANCE NO. 4691; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5103 recorded in Ordinance Book No. 131.)

- 5 An ordinance amending Appendix D - Comprehensive Fee Schedule, Article XIV (Public Works) of the City Code revising fees regarding Public Works Engineering Inspections.

Approved on the Consent Agenda.

Ordinance No. 5104, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS,

AMENDING MESQUITE CITY CODE, APPENDIX D – COMPREHENSIVE FEE SCHEDULE, ARTICLE XIV (PUBLIC WORKS) BY DELETING SECTION 14-103 IN ITS ENTIRETY AND ADDING A NEW SECTION 14-103 (ENGINEERING INSPECTION FEE) THEREBY REVISING FEES REGARDING PUBLIC WORKS ENGINEERING INSPECTIONS FOR THE SOLE PURPOSE OF COMPLYING WITH HOUSE BILL NO. 3492; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5104 recorded in Ordinance Book No. 131.)

- 6 RFP No. 2024-031 - City of Mesquite Convention Center Roof Repair and Replacement.
(Authorize the City Manager to finalize and execute a contract with SL Nabors Construction Management LLC, a Texas limited liability company, in the amount of \$280,000.00.)

Approved on the Consent Agenda.

- 7 Bid No. 2024-073 - Annual Landscape Maintenance of the TxDOT High Visibility Interchanges.
(Authorize the City Manager to finalize and execute a contract with Yellowstone Landscaping Company in amount not to exceed \$205,343.80. The term of this 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. 2024-075 - Annual Supply of OEM Kenworth Parts and Labor.
(Authorize the City Manager to finalize and execute a contract and any required documents with Texas Kenworth Company, LLC, dba MHC Kenworth, through BuyBoard Contract No. 723-23, in an amount not to exceed \$300,000.00. The term of the contract is for a one-year period, with two additional one-year renewals. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 9 Bid No. 2024-089 - Annual Supply of Goodyear Tires, Tubes, Supplies and Equipment.
(Staff recommends award to The Goodyear Tire and Rubber Company, through BuyBoard Contract No. 729-24, in the amount of \$245,000.00. The term of this contract is for one year, with two 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.

- 10 Bid No. 2024-091 - Annual Supply of Firestone Tires.
(Staff recommends award to Southern Tire Mart, LLC, through BuyBoard Contract No. 729-24, in the amount of \$175,000.00. The term of this contract is for one year, with two 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.

- 11 Bid No. 2024-121 - Purchase of Explosive Ordnance Disposal (EOD) Bomb Squad Robot Replacement.
(Staff recommends award to ICOR Technology, Inc., through GSA's Cooperative Purchasing Program Contract No. GS-07F-0430V, in an amount not to exceed \$145,915.67.)

Approved on the Consent Agenda.

- 12 Authorize the City Manager to finalize, execute and administer an agreement with the Federal Highway Administration for Safe Street for All (SS4A) Grant to the City in the amount of \$256,000.00 for the purpose of traffic safety improvements, and approve the contribution of City funds for this project in the amount of \$64,000.00.

Approved on the Consent Agenda.

- 13 Authorize the City Manager to finalize and execute an Interlocal Agreement between the City of Dallas and the Mesquite Police Department for participation in the Internet Crimes Against Children (ICAC) Task Force.

Approved on the Consent Agenda.**OTHER BUSINESS**

- 14 Consider an application to allow fee in lieu of parkland dedication for the Wooded Lake Apartments, located at 1410 Wooded Lake Drive.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant has received zoning approval for a 288-unit multi-family development and has requested to pay a \$441,440.64 fee in lieu of dedicating 5.24 acres of land for park purposes. Proctor Oates Park, a currently undeveloped park, is located northeast of the property directly across a utility right-of-way. Additional dedicated park land is not needed given that an existing park is within walking distance of the development.

Mr. Casper moved to approve an application to allow fee in lieu of parkland dedication for the Wooded Lake Apartments, located at 1410 Wooded Lake Drive. Motion was seconded by Mr. Green and approved unanimously.

- 15 Consideration of a motion to reconsider City Council action taken on April 1, 2024, denying Application No. Z0823-0321, submitted by Tierra Carter-Simmons of Inspiring You to Greatness, for a Comprehensive Plan amendment from Commercial to Low Density Residential and a change of zoning from Agricultural to Planned Development - R-3, Single-Family Residential to allow a 15-lot single-family subdivision, located at 10079 South Belt Line Road.

(No responses in favor and one in opposition were received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was denied at the April 1, 2024, City Council meeting.)

Jeff Armstrong, Director of Planning and Development Services, stated that per

Section 6.6 of the Mesquite City Council Rules of Procedure, a motion to reconsider is permitted to consider added information or a changed situation that has been discovered or developed since the taking of the vote. The motion to reconsider may only be made by a Councilmember who originally voted on the prevailing side on the item. In this case, the motion to deny was approved by Mayor Aleman and Councilmembers Boroughs, Rodriguez-Ross and Smith. Any motion for reconsideration can only be made by one of the four who voted to deny. If the motion to reconsider is successful for a rezoning application, actual reconsideration of the item may not occur until new notices have been issued to reopen the public hearing on the zoning application and the item is placed on the Council agenda.

Mr. Armstrong stated that the applicant originally applied for a rezoning to construct a 15-lot subdivision, serviced by an irregular cul-de-sac on the property. The request included several modifications to the standard R-3, Single-family Residential zoning requirements, such as lot size, setbacks and screening materials. The applicant has provided a new concept plan, reducing the number of lots to 12 and creating a more traditional cul-de-sac. Each of the 12 lots would meet the minimum size requirements for lots in R-3 zoning and much more closely meet the R-3 setback requirements.

Ms. Rodriguez-Ross moved to reconsider City Council action taken on April 1, 2024, denying Application No. Z0823-0321, submitted by Tierra Carter-Simmons of Inspiring You to Greatness, for a Comprehensive Plan amendment from Commercial to Low Density Residential and a change of zoning from Agricultural to Planned Development - R-3, Single-Family Residential to allow a 15-lot single-family subdivision, located at 10079 South Belt Line Road. Motion failed due to lack of a second.

PUBLIC HEARINGS

19

Conduct a public hearing and consider a resolution of no objection for Palladium Bruton Road, LTD's application to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2024 Non-Competitive 4% Housing Tax Credits for the construction of an approximately 288-unit affordable multifamily rental housing development located at 2255 West Bruton Road and authorizing the City Secretary to certify the resolution to the TDHCA.

This Item was taken out of order.

A public hearing was held to consider a resolution of no objection for Palladium Bruton Road, LTD's application to the Texas Department of Housing and Community Affairs at 2255 West Bruton Road.

Cliff Keheley, City Manager, stated that on October 17, 2022, the Mesquite Housing Finance Corporation (Mesquite HFC) approved a resolution to support the Palladium Bruton Road projects intent to issue bonds for financing of a multi-family residential rental development. In February 2023, the Mesquite HFC approved Palladium Bruton Road's request for a bond reservation before the Bond Review Board. In February 2024, Palladium was notified of the approval of their project and award of bond financing. The Mesquite HFC provided direction to move forward with the process for this project. As part of the process for the financing of the project, Palladium Bruton Road LTD is required to obtain a resolution of no objection for the award of the 4% Housing Tax Credits for this project.

Applicant Kim Parker, Executive Director of Palladium USA International, Inc., stated that the multi-family development will have a total of 288 units and will provide affordable housing for families of four earning up to \$62,000.00 per year.

No one appeared regarding the proposed resolution.

Mr. Boroughs moved to approve Resolution No. 19-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, OF NO OBJECTION FOR PALLADIUM BRUTON ROAD, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR 2024 NON-COMPETITIVE 4% HOUSING TAX CREDITS FOR THE CONSTRUCTION OF AN APPROXIMATELY 288-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 2255 WEST BRUTON ROAD; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 19-2024 recorded in Resolution Book No. 69.)

16

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0324-0355, submitted by Sharing Life, for a change of zoning from Commercial within the Town East Retail and Restaurant Area Overlay District to Commercial within the Town East Retail and Restaurant Area Overlay District with a Conditional Use Permit to allow outdoor storage and metal screening material, located at 3795 West Emporium Circle.

(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. Z0324-0355.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant, Sharing Life, recently relocated their facilities to the subject property. To allow for the various needs within the building, they would like to store pallets outdoors. The Town East Retail and Restaurant Area Overlay District (TERRA) prohibits outdoor storage except by Conditional Use Permit approval. In addition, the applicant has constructed a metal fence to screen the outdoor storage. The Zoning Ordinance does not allow metal as a screening material, however, the screening fence has already been constructed.

Applicant Teresa Jackson, CEO and Founder of Sharing Life, introduced Jacob Taylor, Director of Operations, to brief the Council. Mr. Taylor stated that the 8-foot by 45-foot enclosure has the capacity to store approximately 200 pallets, which will be rotated out weekly. The property is monitored by 44 security cameras throughout the interior and exterior of the property.

1. Vivian Johnson, 4583 Live Oak Drive, expressed concerns regarding deterioration of the pallets that will be in storage.
2. Tammy Strong, 1713 Cool Springs Drive, expressed concerns regarding debris being thrown in the enclosure.
3. Holly Fisk, 4200 Woodbluff Drive, expressed concerns regarding security in and around the building.

No others appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z0324-0355, as

recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5105, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE BY REVISING CHAPTER 16 (WATER AND LIQUID WASTE), ARTICLE I (IN GENERAL), TO REPEAL SEC. 16-12 IN ITS ENTIRETY AND REPLACE WITH NEW SEC. 16-12 (ADOPTION OF WATER CONSERVATION PLAN, AND THE WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN) FOR THE PURPOSE OF UPDATING SAID PLANS TO PROMOTE RESPONSIBLE USE OF WATER AND TO PROVIDE FOR PENALTIES AND/OR THE DISCONNECTION OF WATER SERVICE FOR NONCOMPLIANCE WITH THE PLAN PURSUANT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) GUIDELINES AND REQUIREMENTS; REPEALING ORDINANCE NO. 4691; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 5105 recorded in Ordinance Book 131.)

- 17 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0224-0345, submitted by Emily Zoellner of Manhard Consulting, for a change of zoning from Commercial and R-2 Single-Family Residential to Planned Development - Commercial to allow an office warehouse development with modified development standards, located at 21900, 22000 and 22100 Interstate Highway 635.

(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. This item was postponed at the April 15, 2024, City Council meeting.)

Mayor Alemán stated that this item has been withdrawn by the applicant and will not be considered at tonight's meeting. Any potential zoning change for this property must be resubmitted through the zoning process. He thanked residents who contacted Councilmembers regarding this matter.

Mr. Boroughs expressed gratitude to fellow Councilmembers for postponing this item due to his absence at the April 15, 2024, City Council meeting and requested suggestions from citizens for future development of the property.

- 18 Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2024-02, thereby revising Appendix C - Zoning Ordinance, Part 2 (Residential Districts) for the purpose of updating the City's ordinances regarding parking requirements for multifamily residential development.

(The Planning and Zoning Commission recommends approval of the zoning text amendment. This item was postponed at the April 15, 2024, City Council meeting.)

A public hearing was held regarding Zoning Text Amendment No. 2024-02

Jeff Armstrong, Director of Planning and Development Services, stated that staff proposes amendments to the parking requirements for multifamily residential uses. The proposed amendments would base parking on the number of bedrooms in each unit and require additional spaces when within proximity to single-family homes, schools, and parks. The proposed amendments would also set a parking standard of 1.25 spaces per unit for age-restricted multifamily communities.

No one appeared regarding the proposed Zoning Text Amendment No. 2024-02.

Mr. Green moved to approve Zoning Text Amendment No. 2024-02, as recommended by the Planning and Zoning Commission, with modifications to Exhibit A, Section 2-501K.1.a.(1) as follows:

(1) The number of parking spaces for standard multifamily developments shall be provided based on the number of bedrooms in each dwelling unit as follows:

(a) Studio/Efficiency: 1 space per unit. Except when:

(i) Studio/Efficiency unit ratio exceeds 10% of the total units: 1.25 spaces per unit.

(ii) Studio/Efficiency unit ratio exceeds 20% of the total units: 1.5 spaces per unit.

And to approve Ordinance No. 5106, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2024-02, THEREBY REVISING APPENDIX C – ZONING ORDINANCE BY MAKING CERTAIN ADDITIONS AND DELETIONS TO SECTIONS CONTAINED IN PART 2 (RESIDENTIAL DISTRICTS) REGARDING MULTIFAMILY RESIDENTIAL PARKING STANDARDS FOR THE PURPOSE OF AMENDING SAID STANDARDS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5106 recorded in Ordinance Book No. 131.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Murden and approved unanimously. The meeting adjourned at 8:40 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor