



City of Mesquite, Texas

Minutes - Final City Council

Monday, July 7, 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.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:04 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 (Legal advice regarding the roles and duties of the City Council and actions by City Councilmembers); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 5:50 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

PRE-MEETING - TRAINING ROOMS A&B - 5:50 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive departmental strategy and budget presentations from the Airport, Human Resources, Parks and Recreation, and Solid Waste/Equipment Services Departments related to City Council strategic goals and objectives and other budget updates including employee compensation on Fiscal Year 2025-26 budget.

The Parks and Recreation Department presentation was not received.

- 2 Receive briefing regarding the Downtown Mesquite Zoning District.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:11 P.M.

INVOCATION

Cerone Lacey, Pastor, Restorative Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that registration just got underway for the After School Adventures program, which runs on school days until 6:00 p.m. for kids Kindergarten through 5th grade. Managed by our trained staff, we offer fun activities, arts and crafts, snacks, and dedicated homework time. The monthly cost is \$110.00 for residents and \$120.00 for non-residents. To see locations and details, visit www.cityofmesquite.com/ASA or call 972-216-6260. Space is limited, so sign up soon!
2. Mr. Green announced that the Mesquite Arts Theatre will present "Grease" the musical on stage from Friday, July 18, 2025, to Sunday, July 27, 2025, at the Mesquite Arts Center, 1527 North Galloway Avenue. This high-energy production brings all the fun, music, and nostalgia of the 1950's back to life with unforgettable songs like "Summer Nights," "Greased Lightnin'," and "You're the One That I Want." Whether you're a longtime fan of this show or seeing it for the first time, we encourage our residents to support local theater and come enjoy a night of music, dancing, and memorable characters. Visit www.MesquiteArtsTheatre.org for tickets and showtimes.
3. Ms. Rodriguez-Ross announced that the 3rd Annual Monarch Fest, presented by Keep Mesquite Beautiful, Inc., will be held on Saturday, July 19, 2025, from 10:00 a.m. to 3:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. This free community event includes a vendor market, concessions/food trucks, entertainment, live butterfly house, face painting, arts and crafts for kids and demonstrations. There will be three contests: homemade cookie, homemade salsa, and butterfly costume. To sign up as a sponsor, to participate in the contests, or for more details, visit www.KeepMesquiteBeautiful.org.
4. Ms. Rodriguez-Ross wished her daughter a Happy 13th Birthday.
5. Mr. Boroughs stated that July is National Parks and Recreation Month, and we're celebrating all month long. We've planned a variety of activities for all ages to enjoy at our parks, pools, and recreation centers including two special events. On Friday, July 11, 2025, enjoy a Dive-In Movie at 7:00 p.m., at City Lake Aquatic Center, 200 Parkview Street. Join us for swimming and entertainment including a hula dance performance and fire show. At dusk, the movie "Moana" will be shown. Admission is free so arrive early but is limited to the first 500 guests. Don't miss the pop-up event on Saturday, July 12, 2025, at 10:00 a.m., at Clay Mathis Park Spray Zone, 2181 Clay Mathis Road, featuring outdoor games, bubbles, music, and free popsicles.
6. Mr. Boroughs wished his wife a Happy Birthday.
7. Mr. Smith wished his wife a Happy 34th Anniversary.
8. Mr. Smith stated that the City of Mesquite makes the Annual Water Quality Report available to water customers as required by the Environmental Protection Agency and the Texas Commission on Environmental Quality. The City strives to provide high-quality drinking water that is safe and reliable to our customers and maintains a "superior" water system rating. You can view the report at www.cityofmesquite.com/WaterQualityReport. For more information or to request a printed copy in English or Spanish, please contact Water Utilities at 972-216-6278.
9. Mr. Smith stated that his cousin has been involved in recovery and rescue efforts for flooding victims in the Hill Country. He asked that everyone keep them in your thoughts and prayers.

10. Mr. Murden stated that you may have noticed an increase in the number of homeless people in Mesquite. And because of the heat and humidity, summertime is very challenging for the unsheltered. We know that many of you want to help. The most effective way to do that is to work with the City, which has staff, resources, and partners available to arrange transportation to shelters for unsheltered individuals, connect them with support agencies, and help them reunite with family members or friends. Your good intentions of giving cash or items directly to the unsheltered may actually cause the cycle of homelessness to continue and keep people from getting the long-term help they need. Please visit www.cityofmesquite.com/Homeless to find out how you can volunteer, donate, and “Give Wisely.”

11. Mayor Alemán stated that the Epic Summer Experience is only two weeks away, which is a free program offered for teens ages 12 to 17 again this year. It's a fun and safe way for young people to stay active, make friends, and enjoy their summer break. Since launching in 2023, thousands of teens have taken part in the experience. This year's events will be held from 6:00 p.m. to 8:00 p.m., on Tuesday, July 22, 2025, and July 29, 2025, at Terry Middle School, 2351 Edwards Church Road, and on Thursday, July 24, 2025, and July 31, 2025, at Florence Recreation Center, 2501 Whitson Way. Each evening features free food, open gym, raffle prizes, inflatables, and crafts. No registration is required, just show up. Learn more at www.cityofmesquite.com/RealTexasTeens.

12. Mayor Alemán encouraged citizens to attend the next Town Hall Meeting on Tuesday, July 15, 2025, from 6:30 p.m. to 7:30 p.m., at City Hall, Training Rooms A and B, 757 North Galloway Avenue, to discuss the City's budget. Also, be sure to complete the Budget Priorities Citizen Survey today. This is your chance to let us know what's important to you. The survey takes about 15 minutes to complete and is available in English and Spanish. Find out more at www.cityofmesquite.com/BudgetSurvey.

13. Mayor Alemán announced that “Texans on Mission” has deployed volunteers to the City of Kerrville in the Hill Country for recovery and relief efforts due to the recent flooding that devastated the area. Please keep them in your prayers.

CITIZENS FORUM

1. Jessica Salgado, 313 Rockcrest Drive, expressed opposition to pay parity for the Police and Fire Departments.

2. Cerone Lacey, 3617 Dove Lane, Pastor, Restorative Life Church, stated that his church is partnering with Range Elementary School to host “Feeding Mesquite” this Saturday, July 12, 2025, to provide lunch to children who are home for the summer.

PUBLIC HEARING RELATING TO THE FISCAL YEAR 2025-26 BUDGET

- 3** Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2025-26 budget.

Ted Chinn, Director of Finance, stated that this is the first public hearing to receive citizen input on the proposed budget for Fiscal Year 2025-26. Although not required by law, the City Council has traditionally held multiple public hearings to allow citizens additional opportunities to comment on the proposed budget. A second public hearing will be held on July 21, 2025, a budget Town Hall Tuesday meeting will be held on July 15, 2025, and a final public hearing will be held on August 4, 2025, prior to the adoption of the budget in accordance with State law.

No one appeared regarding the proposed Fiscal Year 2025-26 budget.

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. Murden and approved unanimously.

- 4 Minutes of the regular City Council meeting held June 16, 2025.

Approved on the Consent Agenda.

- 5 A resolution adopting the Public Housing Authority 5-Year and Annual Plan for the Housing Choice Voucher Program.

Approved on the Consent Agenda.

Resolution No. 22-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE PUBLIC HOUSING AUTHORITY ("PHA") 5-YEAR AND ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM. (Resolution No. 22-2025 recorded in Resolution Book No. 70.)

- 6 A resolution authorizing the nomination of United Parcel Service, Inc. (UPS), to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and enterprise project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code.

Approved on the Consent Agenda.

Resolution No. 23-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE NOMINATION OF UNITED PARCEL SERVICE, INC., TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE PROJECT UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE. (Resolution No. 23-2025 recorded in Resolution Book No. 70.)

- 7 Bid No. 2025-106 - Street Repairs for 2025 Alley Reconstruction.
(Authorize the City Manager to finalize and execute a contract with Jim Bowman Construction, LP, in the amount of \$2,148,041.50.)

Approved on the Consent Agenda.

- 8 Authorize the City Manager to finalize and execute Amendment No. 1 to RFQ No. 2024-039, Architectural Services for the Design and Construction of the New Public Safety Training Facility, with Brown Reynolds Watford (BRW) Architects, Inc. for additional architectural services in the amount of \$282,725.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

OTHER BUSINESS

- 9 Consider a request to waive the parkland dedication requirements or allow a fee in lieu of for Motley Senior Living, located at 2910 Motley Drive.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a waiver from dedicating parkland or paying a fee in lieu of for the affordable housing project for seniors known as 2910 Motley Senior Living. For the 133-unit multifamily development, the Parkland Dedication Ordinance requires 2.42 acres of parkland. The ordinance allows up to a 50 percent credit toward the dedication requirement for providing private recreational facilities. The development will include half an acre of private amenities, including a pickleball court, dog park, pool, and other amenities that reduce the required parkland dedication by 21 percent to 1.92 acres or a fee in lieu of \$322,098.39.

Mr. Bailey stated that the City Council may waive the parkland requirements, including the fee in lieu of, upon a finding by the City Council that said waiver is clearly in the City's best interest.

Mr. Bailey stated that McKenzie School Park, Town East Park and Blackwood Park are the nearest public parks to the proposed development.

Kim Parker, Executive Director of Palladium USA International, Inc., presented an overview of 2910 Motley Senior Living and shared a brief video of the project. Palladium USA's partnerships with the City includes Carver Living, estimated completion in August 2026; 930 Military Parkway Living, estimated completion in March 2027; and 2910 Motley Senior Living, estimated completion in March 2027. Amenities for this project include a pickleball court, 5-foot walking trail with bike racks throughout, dog park with shade structure, community gardens, interior courtyards, pool with covered pavilion, grills and picnic tables.

Mr. Green moved to waive the parkland dedication requirements and waive a fee in lieu of parkland dedication for Motley Senior Living, located at 2910 Motley Drive. Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Green, Casper, Alemán, Boroughs, Smith, Murden

Nays: Rodriguez-Ross

Motion carried.

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 10 Consider appointment of one Alternate Member (Alternate No. 1) to the Building Standards Board for a term to expire December 31, 2025.

Mr. Casper moved to appoint John Funderburk as an Alternate Member (Alternate No. 1) to the Building Standards Board for a term to expire December 31, 2025. Motion was seconded by Mr. Murden and approved unanimously.

PUBLIC HEARINGS

- 11 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to change the future land use designation from Parks, Open Space, and Drainage to Utilities and a change of zoning from Light Commercial and R-3, Single Family Residential to Planned Development - Light Commercial with modified development standards to allow an expansion of the electric substation at 200 and 427 Gross Road.

(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. Z0325-0388.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change of approximately 2.34 acres to Planned Development - Light Commercial with modified development standards to expand the existing Hanby electric substation located west of Gross Road and Hillcrest Street. An 8-foot masonry screening wall without a tree buffer line will be constructed along the property and will include a wrought iron gate for access. Compliance with landscape requirements is not required, however, any existing landscaping shall be maintained around the exterior of the screening wall.

Applicant Ashton Miller, representing Oncor Electric Delivery Company, LLC, stated that the purpose of the request is to expand the existing substation. The existing fencing around the substation will be updated to an 8-foot masonry screening wall.

No one appeared regarding the proposed application.

Mr. Boroughs moved to approve Zoning Application No. Z0325-0388, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5174, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARK, OPEN SPACE, AND DRAINAGE TO UTILITIES; AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM LIGHT COMMERCIAL AND R-3, SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT - LIGHT COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW AN EXPANSION OF THE ELECTRIC SUBSTATION ON PROPERTY LOCATED AT 200 AND 427 GROSS ROAD; 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. Green and approved unanimously. (Ordinance No. 5174 recorded in Ordinance Book No. 134.)

- 12 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - Commercial (Ord. 1643) to PD - Commercial to allow limited fuel sales with

modifications to the maximum number of vehicle fueling positions and to the 500-foot separation requirement from a residential district located at 4444 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. Z0325-0389.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a change of zoning to establish a Planned Development (PD) - Commercial district that would allow fuel sales with 16 fueling positions on the southwest portion of Lowe's Home Improvement property at 4444 North Galloway Avenue. The proposed fueling station would not include a convenience store and would be limited to BJ's Wholesale Club members.

Mr. Bailey stated that BJ's Wholesale Club is proposing to build a 105,000-square-foot grocery store located at 4355 Childress Avenue, approximately 500 feet from the proposed fueling station. The grocery store is permitted by-right and is currently going through the permitting process. Instead of placing the fuel sales on the same site as the retail store, BJ's has chosen the northeast corner of North Galloway Avenue and Barnes Bridge Road on Lowe's property. There will be up to 16 fueling stations and heavy load vehicle refueling will not be permitted. A parking screen shall be provided and the required amount of landscaping shall be 20 percent of the lot.

Applicant Bill Dahlstrom, representing Kimley-Horn, introduced applicant Bill Zaroni, Director of Real Estate for BJ's Wholesale Club. Mr. Zaroni presented an overview of the proposed grocery store and fueling station. BJ's is a wholesale club and requires a membership to purchase items and fuel. There are 255 club locations throughout the Eastern United States and over 7.5 million members. The Dallas - Fort Worth Metroplex currently has four clubs under construction. The proposed club will employ an estimated 125 to 150 new local team members. Typical club hours are 8:00 a.m. to 9:00 p.m. (8:00 p.m. on Sunday), and fueling center hours are 6:30 a.m. to 9:00 p.m. (8:00 p.m. on Sunday). The club provides groceries, fresh produce, frozen goods, deli, fresh bakery, household essentials, apparel, seasonal items, electronics, optical store, and tire sales and installation. A BJ's Wholesale Club membership costs \$60.00 per year or \$120.00 per year for a plus membership.

Mr. Dahlstrom stated that customers will use Lowe's entry for access to the fueling stations. The site will not contain a convenience station, only fueling stations. A clerk will be onsite to assist any customers.

Vivian Johnson, 4538 Live Oak Drive, expressed support for the proposed application.

No others appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z0325-0389, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5175, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – COMMERCIAL (ORDINANCE NO. 1643) TO PLANNED DEVELOPMENT – COMMERCIAL TO ALLOW

LIMITED FUEL SALES WITH MODIFICATIONS TO THE MAXIMUM NUMBER OF VEHICLE FUELING POSITIONS AND TO THE 500-FOOT SEPARATION REQUIREMENT FROM A RESIDENTIAL DISTRICT ON PROPERTY LOCATED AT 4444 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 Mr. Green. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Green, Alemán, Boroughs, Rodriguez-Ross, Murden
Nayes: Smith

Motion carried. (Ordinance No. 5175 recorded in Ordinance Book No. 134.)

13

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to Planned Development - General Retail (GR) and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail to allow a retail development with contractor uses in addition to those permitted in the GR district with modified development standards, located at 2200 Lawson Road (east of the Clay Mathis Road and Lawson Road intersection).

(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 with certain stipulations. This item was postponed at the March 17, 2025, City Council meeting.)

A public hearing was held for Zoning Application No. Z1024-0374.

Adam Bailey, Director of Planning and Development Services, stated that the applicant has submitted a request for a Comprehensive Plan Amendment and a change of zoning to allow for a flex-office development on Tract 1 and, originally, a townhome development on Tract 2. At the March 17, 2025, meeting, City Council postponed the request to the June 2, 2025, meeting to provide the applicant additional time to revise the proposal. However, the applicant was unable to meet the deadline for the revised submittal, and the case was subsequently re-noticed for the July 7, 2025, City Council meeting.

Mr. Bailey stated that the applicant has submitted a revised concept plan that includes the following changes:

- The townhome development previously proposed on Tracts 2 (south of Clay Mathis Road and Lawson Road) has been removed from the request.
- The three-building development on Tract 1 (east of Clay Mathis Road and Lawson Road) has been modified by increasing the size of one of the buildings to 8,000 square feet and will be limited to uses permitted by-right in the General Retail zoning district. The remaining two 7,500 square-foot buildings may accommodate General Retail uses and/or contractor trade uses.

Mr. Bailey stated that the proposed Planned Development (PD) would allow uses permitted by-right in the General Retail zoning district, as well as permit special trade contractors by-right. This includes businesses such as HVAC technicians,

painters, electricians, plumbers, carpenters, flooring installers, and concrete workers. The buildings will include overhead doors oriented toward Lawson Road to accommodate contractor operations. Outdoor storage will be prohibited including vehicle storage.

Applicant Mathias Haubert, representing the owner, stated that due to the feedback received from surrounding residents, the proposed application has been modified to include Tract 1 only to focus more on retail space. The flex-office spaces could be used for retail purposes as well.

1. Tammy Jo Strong, 1713 Cool Springs Drive, expressed support for more retail space in this neighborhood.

2. Sujan Chagarlamudi, 659 Creekway Drive, Owner of the site, stated that the flex space can be changed to retail, if needed.

No others appeared regarding the proposed application.

Mr. Murden moved to deny Zoning Application No. Z1024-0374. Motion was seconded by Mr. Green and approved unanimously.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:03 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. 14 – Discuss proposed revisions to the Solterra Development Agreement.); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 9:25 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Ms. Rodriguez-Ross moved to adjourn the meeting. Motion was seconded by Mr. Boroughs and approved unanimously. The meeting was adjourned at 9:25 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor