



City of Mesquite, Texas

Minutes - Final City Council

Monday, September 15, 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 presentation regarding the draft Storm Water Master Plan.
- 2 Receive briefing regarding Senate Bill 15 (Small Lot Developments) and Senate Bill 840 (Multifamily Developments), which took effect September 1, 2025.

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

INVOCATION

Jose Faz, Pastor, Born Again in Christ Jesus Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution, Richard Bard Chapter.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that Keep Mesquite Beautiful (KMB), Inc., will host two key events this month, starting with "Monarchs and Mojitos" on Saturday, September 20, 2025. This is the annual Butterfly Ball fundraiser to be held at 6:00 p.m., at The Headquarters at Solterra Texas. See details and purchase tickets at www.cityofmesquite.com/ButterflyBall. Then, on Saturday, September 27, 2025, KMB will host Trash Bash, from 8:00 a.m. to 1:00 p.m. This community cleanup event is for families, neighbors, and groups to come together to help beautify Mesquite. Please sign up early to help event organizers coordinate supplies and cleanup locations. Learn more and register at www.cityofmesquite.com/TrashBash.
2. Mr. Casper stated that he and Councilmember Green are teaming up to host joint District meetings. He invited citizens to attend a Neighborhood Meeting on Tuesday, October 7, 2025, at 6:00 p.m., at Sharing Life Community Outreach, 3795 West Emporium Circle, to discuss community news and celebrate National Night Out together.

3. Mr. Green stated that the City is working to address the homeless population. The experts say that giving cash or items directly to the unhoused may actually cause the cycle of homelessness to continue. To increase public awareness, signs have been installed at key intersections in Mesquite urging people to work with the City instead of giving directly to panhandlers and the unhoused. The City has staff, resources, and partners available to help connect unhoused individuals with shelters, support agencies, and their family members or friends. Please visit www.cityofmesquite.com/Homeless to find out how you can volunteer, donate, and “Give Wisely.”

4. Ms. Rodriguez-Ross encouraged citizens to attend the Vida Sana health fair on Saturday, September 20, 2025, from 2:00 p.m. to 4:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. This free event celebrates Hispanic Heritage Month and is part of the City’s Get Fit Mesquite program. There will be a variety of fitness classes, healthy living education sessions, and the chance to win raffle prizes.

5. Ms. Rodriguez-Ross invited citizens to attend a District 3 Neighborhood Meeting on Tuesday, September 30, 2025, at 7:00 p.m., in the Cafeteria at North Mesquite High School, 18201 LBJ Freeway.

6. Mr. Boroughs encouraged citizens to stop by the Downtown Mesquite Farmers Market this weekend. You’ll find locally grown produce, baked goods, bath and body products, food vendors and much more. The market is held every Saturday from 9:00 a.m. to 1:00 p.m. through November at Front Street Station.

7. Mr. Boroughs invited citizens to a District 4 Neighborhood Meeting on Thursday, September 25, 2025, at 7:00 p.m., at Evans Recreation Center, 1116 Hillcrest Street.

8. Mr. Smith stated that the City of Mesquite is conducting a Community Survey to gather input on programs and services. Some residents will be randomly selected to receive an invitation first. So, if you get an email, text, or social media message from ETC Institute, it’s not a scam. Later this month, the survey will open for all residents. Responses are confidential, and you’ll have until early October to share your feedback. Thank you in advance for participating and helping us make sure that the City’s priorities match the needs of the community.

9. Mr. Murden stated that the City offers several communication tools to help you “Connect With Us” so that you can stay engaged and take action in the community. One of these tools is myMesquite. Submit service requests for street repairs, code issues, crime concerns and more by visiting www.cityofmesquite.com/myMesquite or by using the new app. Another resource is the myMesquite Call Center. It’s staffed 24 hours a day, 7 days a week. Callers get easy access to City information, service requests, updates, and reports. Assistance is provided in English and Spanish. You can reach the Call Center at 972-288-7711.

10. Mr. Murden invited citizens to a District 6 Neighborhood Meeting on Saturday, September 20, 2025, at 10:00 a.m., at Keystone Church of Mesquite, 1575 Clay Mathis Road.

11. Mayor Alemán encouraged citizens to participate in the upcoming “Salute to Safety,” which consists of two weeks of events designed to honor the first responders in Mesquite. The celebration begins with the First Responder’s Game on Friday, September 26, 2025. Join us to thank our public safety personnel for their service and stick around to watch Mesquite and Horn High Schools play a great football game at Memorial Stadium. “Salute to Safety” also will include lots of events around town for the public to meet-and-greet with police officers and firefighters, including National Night Out gatherings on Tuesday, October 7, 2025. This year, we will have several sessions of “Books and Badges.” First responders will participate in activities including story time at both Mesquite Library branches. To see details about all events planned, visit www.cityofmesquite.com/SaluteToSafety.

12. Councilmembers praised the Mesquite Citizens Police Academy Alumni Association (MCPAAA) for a successful MCPAAA Corporate Shootout Golf Tournament last week honoring our fallen heroes, Police Officer Travis Williams, Police Officer Richard Houston, and K-9 Officer Kozmo.

13. Mayor Alemán recognized former City of Mesquite Mayor George Venner who was in attendance at tonight’s meeting.

CITIZENS FORUM

1. Brad Meyer, 924 Windbell Circle, spoke regarding lack of competitive pay in the Police Department.
2. Bruce Sales, 924 Windbell Circle, stated that last month, the Mesquite Police Association (MPA) Charities teamed up with Mothers Against Drunk Driving (MADD) to provide the "Don't Drink Then Drive, Get a Ride" safe ride program for intoxicated individuals in the City of Mesquite. They have partnered with local restaurants to post flyers and handout custom coasters with QR codes linking to the free ride program via Lyft. Since this program has been so successful, the MPA Charities has voted to make this a year-round program. In just the first month, 57 free rides were claimed. He encouraged more local businesses to consider participating in this program by visiting www.mpacharities/safe-ride.
3. Luke Christopherson, 924 Windbell Circle, spoke regarding Council leadership.

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.**

- 3** Minutes of the regular City Council meeting held September 2, 2025.

Approved on the Consent Agenda.

- 4** An ordinance on the second and final reading, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement, finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest, approving an attachment establishing a benchmark for pensions and retiree medical benefits, requiring the Company to reimburse ACSC's reasonable ratemaking expenses, determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act, adopting a savings clause, declaring an effective date, and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Approved on the Consent Agenda.

Ordinance No. 5195, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITY OF MESQUITE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED

IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL. (Ordinance No. 5195 recorded in Ordinance Book No. 135.)

- 5 An ordinance amending the budget for the Fiscal Year 2024-25 as theretofore approved by Ordinance No. 5132 adopted on September 3, 2024, appropriating and setting aside the necessary funds out of the general and other revenues of the City of Mesquite for Fiscal Year 2024-25, for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said amended budget.

Approved on the Consent Agenda.

Ordinance No. 5196, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-25 AS HERETOFORE APPROVED BY ORDINANCE NO. 5132 OF THE CITY OF MESQUITE, TEXAS, ADOPTED ON SEPTEMBER 3, 2024, APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES OF THE CITY OF MESQUITE FOR FISCAL YEAR 2024-25 FOR THE MAINTENANCE AND OPERATION OF VARIOUS DEPARTMENTS AND ACTIVITIES OF THE CITY, FOR CAPITAL AND OTHER IMPROVEMENTS OF THE CITY AND FOR ALL OTHER EXPENDITURES INCLUDED IN SAID AMENDED BUDGET; AND PROVIDING A SEVERABILITY CLAUSE. (Ordinance No. 5196 recorded in Ordinance Book No. 135.)

- 6 An ordinance changing the name of a section of the existing McKenzie Road between Faithon P. Lucas, Sr., Boulevard and south of Raleigh Estates to McKenzie Court.

Approved on the Consent Agenda.

Ordinance No. 5197, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, CHANGING THE NAME OF A SECTION OF THE EXISTING MCKENZIE ROAD TO MCKENZIE COURT; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF. (Ordinance No. 5197 recorded in Ordinance Book No. 135.)

- 7 A resolution authorizing the City Manager to execute Amendment No. 3 to the Dallas Area Household Hazardous Waste Network Interlocal Agreement with Dallas County for Fiscal Year 2025-26 in an amount not to exceed \$158,000.00.

Approved on the Consent Agenda.

Resolution No. 34-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK INTERLOCAL AGREEMENT WITH DALLAS COUNTY FOR FISCAL YEAR 2025-26 FOR AN AMOUNT NOT TO EXCEED \$158,000.00. (Resolution No. 34-2025 recorded in Resolution Book No. 70.)

- 8 A resolution adopting an Investment Policy and declaring that the City Council completed its review of the investment policies and investment strategies.

Approved on the Consent Agenda.

Resolution No. 35-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING AN INVESTMENT POLICY; DECLARING THAT THE CITY COUNCIL COMPLETED ITS REVIEW OF THE INVESTMENT POLICIES AND INVESTMENT STRATEGIES; AND DECLARING AN EFFECTIVE DATE THEREOF. (Resolution No. 35-2025 recorded in Resolution Book No. 70.)

- 9 A resolution expressing intent to reimburse expenditures from proceeds of future obligations.

Approved on the Consent Agenda.

Resolution No. 36-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, EXPRESSING INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF FUTURE OBLIGATIONS. (Resolution No. 36-2025 recorded in Resolution Book No. 70.)

- 10 A resolution authorizing the Mayor to finalize and execute all documents necessary to designate the positions of Director of Finance, Cash and Debt Administrator, Treasury Analyst, Manager of Accounting Services, and Assistant City Manager to act as the City of Mesquite's authorized representatives for Texas Local Government Investment Pool ("TexPool/TexPool Prime").

Approved on the Consent Agenda.

Resolution No. 37-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE ALL DOCUMENTS NECESSARY TO DESIGNATE THE POSITIONS OF DIRECTOR OF FINANCE, CASH AND DEBT ADMINISTRATOR, TREASURY ANALYST, MANAGER OF ACCOUNTING SERVICES, AND ASSISTANT CITY MANAGER TO ACT AS THE CITY OF MESQUITE'S AUTHORIZED REPRESENTATIVES FOR TEXAS LOCAL GOVERNMENT INVESTMENT POOL ("TEXPOOL/TEXPOOL PRIME"). (Resolution No. 37-2025 recorded in Resolution Book No. 70.)

- 11 A resolution expressing to and through the Texas Department of Transportation (TxDOT) and North Texas Tollway Authority the City Council's support for Alternative 3 of the President George Bush Tollway East Branch Extension, and authorizing the City Manager to promote and advance said support.

Approved on the Consent Agenda.

Resolution No. 38-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, EXPRESSING TO AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION AND NORTH TEXAS TOLLWAY AUTHORITY THE CITY COUNCIL'S SUPPORT FOR ALTERNATIVE 3 OF THE PRESIDENT GEORGE BUSH TOLLWAY EAST BRANCH EXTENSION, AND AUTHORIZING THE CITY MANAGER TO PROMOTE AND ADVANCE SAID SUPPORT. (Resolution No. 38-2025 recorded in Resolution Book No. 70.)

- 12 RFP No. 2025-099 – Annual Fiber Optic Cabling Repair and Maintenance.
(Authorize the City Manager to finalize and execute a contract with Future Telecom, Inc., through an Interlocal Cooperative Purchasing Agreement with Mesquite Independent School District (MISD), in an amount not to exceed \$400,000.00. 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.
- 13 Bid No. 2025-166 – Purchase of Three Dump Trucks for Streets Division.
(Staff recommends award to Bruckner Truck Sales, Inc., through H-GAC Contract No. HT06-20, in an amount not to exceed \$485,831.00.)
Approved on the Consent Agenda.
- 14 Bid No. 2025-169 – Manhole Rehabilitation Project.
(Authorize the City Manager to finalize and execute a contract with Ameresco Inc., through The Purchasing Cooperative of America, Contract No. OD-365-22, for the rehabilitation of manholes in the amount of \$1,568,705.00.)
Approved on the Consent Agenda.
- 15 Bid No. 2025-170 – Jaguar Way Traffic Signal.
(Authorize the City Manager to finalize and execute a contract with American Lighting & Signalization, LLC, Inc., in the amount of \$567,672.85.)
Approved on the Consent Agenda.
- 16 RFP No. 2025-176 – Annual Contract for Crushed Concrete Aggregate.
(Staff recommends award to Arcosa Crushed Concrete DFW in the amount of \$345,000.00, and Big City Crushed Concrete in the amount of \$6,800.00, for a total amount of \$351,800.00. 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.
- 17 Authorize the City Manager to execute Amendment No. 5 to Interlocal Cooperation Contract with the Texas General Land Office to deliver natural gas to the Municipal Complex on a unit basis, equal to the NGPL Texok Zone monthly index price, as published by Platts Gas Daily, plus a Market Demand Factor of \$0.54 per MMBtu, in accordance with Section 104.2545 of the Texas Utilities Code, for an additional term of two years commencing on October 1, 2025, and ending on September 30, 2027.
Approved on the Consent Agenda.

- 18 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Huitt Zollars, Inc., a Texas Corporation, for the design of the Parallel Sanitary Sewer Line Replacement in the vicinity of Faithon P. Lucas, Sr., Boulevard and Lawson Road, in the amount of \$963,700.00.

Approved on the Consent Agenda.

- 19 Authorize the City Manager to finalize and execute a Wastewater Service Agreement between the City of Mesquite and Bellagio 443 LLC, for provision of wastewater collection service in the City's Extraterritorial Jurisdiction (ETJ).

Approved on the Consent Agenda.

- 20 Authorize the City Manager to finalize and execute a Water Supply Agreement between the City of Mesquite and Bellagio 443 LLC, for provision of water service in the City's Extraterritorial Jurisdiction (ETJ).

Approved on the Consent Agenda.

- 21 Authorize the City Manager to finalize and execute an Agreement and any subsequent renewals with LexisNexis Risk Solutions for Accurant Virtual Crime Center in the amount of \$36,429.56, with an annual increase of three percent for renewal costs thereafter.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

OTHER BUSINESS

- 22 Consider cancelling the regular City Council meeting scheduled for Monday, September 22, 2025.

Mr. Boroughs moved to cancel the regular City Council meeting scheduled for Monday, September 22, 2025. Motion was seconded by Mr. Smith and approved unanimously.

PUBLIC HEARINGS

- 23 Conduct a public hearing and consider a resolution providing no objection for KCG Avanti Hills, LP's application to the Texas Department of Housing and Community Affairs ("TDHCA") for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road, in accordance with Chapter 2306 of the Texas Government Code, and authorizing the City Secretary to certify the resolution to the TDHCA.

A public hearing was held regarding a resolution of no objection for KCG Avanti Hills, LP's application to the Texas Department of Housing and Community Affairs (TDHCA).

Ted Chinn, Director of Finance, stated that before the TDHCA may approve an

application for low income housing tax credits for developments financed with private activity bonds, the governing body of a municipality in which the proposed development is located must conduct a public hearing to receive information and public comment on the proposed development, and then pass a resolution stating the governing body does not object to the proposed application.

Mr. Chinn stated that on June 16, 2025, KCG Companies, LLC made a presentation to the Mesquite Housing Finance Corporation (HFC) seeking a partnership structure and financing for a proposed 254-unit age-restricted, senior affordable housing development, known as Avanti Hills, to be located at 2210 E. Scyene Road (Northwest Corner of East Glen Boulevard and Clay Mathis Road). On July 21, 2025, the HFC Board unanimously passed a bond inducement resolution authorizing an application for up to \$60 million in private activity bond (PAB) reservation with the Texas Bond Review Board (TBRB), and on August 22, 2025, the TBRB issued a Certificate of Reservation, Docket Number 5441, reserving \$60 million for the HFC to finance the Avanti Hills development. KCG intends to file its 4% tax credit application with the TDHCA before the end of this month.

KCG earlier submitted an application for rezoning of the property, and the public hearing for their rezoning case is also scheduled for tonight's Council meeting.

Applicant Alan Naul, representing KCG Companies, LLC, stated that after the presentation with the Mesquite HFC, a successful community meeting was held. The bond reservation usually begins the process for these types of projects, therefore, they are moving rapidly with the City to finalize the plans for the project. A public hearing to consider a zoning application for this project is on tonight's agenda.

No one appeared regarding the proposed resolution.

Mr. Murden moved to approve Resolution No. 39-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, PROVIDING NO OBJECTION FOR KCG AVANTI HILLS, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS ("TDHCA") FOR NON-COMPETITIVE 4% HOUSING TAX CREDITS FOR THE CONSTRUCTION OF AN APPROXIMATELY 254-UNIT AGE RESTRICTED, SENIOR AFFORDABLE HOUSING DEVELOPMENT TO BE LOCATED AT OR ABOUT THE NORTHWEST CORNER OF EAST GLEN BOULEVARD AND CLAY MATHIS ROAD, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 39-2025 recorded in Resolution Book No. 70.)

24

Conduct a public hearing in accordance with Section 394.9025 of the Texas Local Government Code on possible issuance of bonds by The Mesquite Housing Finance Corporation ("Corporation") to finance the construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road, to be owned and operated by KCG Avanti Hills, LP, with MHFC Avanti Hills GP, LLC, a wholly-owned affiliate of the Corporation, to be admitted as the sole general partner, and MHFC Avanti Hills Landowner, LLC, a wholly-owned affiliate of the Corporation, as ground lessor.

A public hearing was held in accordance with Section 394.9025 of the Texas Local Government Code on possible issuance of bonds by The Mesquite Housing Finance Corporation to finance construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road.

Ted Chinn, Director of Finance, stated that House Bill 21, enacted by the 89th Legislature to address "Travelling Housing Finance Corporations," became effective on May 28, 2025, and restricts housing finance corporations to issuing bonds only for financing developments within the jurisdiction of their sponsor(s). The Mesquite Housing Finance Corporation's sponsor is the City of Mesquite; and therefore, may only issue bonds to finance developments within Mesquite.

Mr. Chinn stated that in addition to the geographic limitation, House Bill 21 requires the applicable governing body to conduct a public hearing before a Housing Finance Corporation may issue bonds to finance a multifamily residential development to be owned by the Housing Finance Corporation. On August 22, 2025, the Texas Bond Review Board issued a Certificate of Reservation, Docket Number 5441, reserving \$60 million for the Mesquite Housing Finance Corporation to issue in financing a proposed 254-unit age-restricted, senior affordable housing development, known as Avanti Hills. The development will have a partnership structure whereby a wholly-owned affiliate of the Mesquite Housing Finance Corporation will own the land for tax-exempt purposes.

Mr. Chinn stated that before the Mesquite Housing Finance Corporation can issue bonds for the Avanti Hills development, the City Council must conduct a public hearing to give interested persons an opportunity to comment on the proposed development. No action is required upon conclusion of the public hearing.

No one appeared regarding the possible issuance of bonds by The Mesquite Housing Finance Corporation to finance construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road.

25

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0406, submitted by KCG Companies, LLC., for a Comprehensive Plan amendment to change the future land use designation from Light Industrial to High Density Residential and for a change of zoning from Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919 to Planned Development – Age Restricted Multifamily and Commercial to allow a 260-unit multifamily development for senior living (aged 55 and up) on a 11-acre tract of land and a commercial development on a ~3.8 tract of land with modified development standards located at 2210 East Scyene Road (also addressed as 2235 East Glen Boulevard).

(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. Z0725-0406.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change to allow the development of Avanti Hills,

a four-story, 260-unit multifamily community for seniors (55+) on approximately 11 acres at the northwest corner of East Glen Boulevard and Clay Mathis Road. The project will consist of two apartment buildings with a mix of one- and two-bedroom units, an overall parking ratio of 1.25 spaces per unit, and a variety of indoor and outdoor amenities. The proposed Planned Development (PD) will meet the requirements of Section 2-501 of the Zoning Ordinance, with exceptions related to covered parking, bedroom type ratios, and gated entry. In addition to the Avanti Hills tract (Tract 1), the applicant proposes to rezone an adjacent 3.7-acre tract (Tract 2) to PD-Commercial, bringing the total rezoning area to 14.7 acres. No concept plan has been submitted for Tract 2; any commercial development will require a future PD amendment and concept plan approval.

Mr. Bailey stated that staff has not received any responses from the statutory or courtesy notices. However, staff received 68 online comments opposing the request. In summary, the comments opposed the rezoning for multifamily housing, citing concerns about crime, traffic, infrastructure strain, declining property values, and the erosion of single-family character.

Applicant Alan Naul, representing KCG Companies, LLC, reviewed possible commercial uses for Tract 2, such as retail and restaurants.

Tammy Jo Strong, 1713 Cool Springs Drive, expressed support for the proposed application.

No others appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. Z0725-0406, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5198, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL; AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT – AGE RESTRICTED RESIDENTIAL AND INDUSTRIAL ORDINANCE NO. 4919 TO PLANNED DEVELOPMENT – AGE RESTRICTED MULTIFAMILY AND COMMERCIAL TO ALLOW A 260-UNIT MULTIFAMILY DEVELOPMENT FOR SENIOR LIVING (AGED 55 AND UP) ON AN 11-ACRE TRACT OF LAND (TRACT 1) AND A COMMERCIAL DEVELOPMENT ON APPROXIMATELY 3.753-ACRE TRACT OF LAND (TRACT 2) WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 2210 EAST SCYENE 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. Casper and approved unanimously. (Ordinance No. 5198 recorded in Ordinance Book No. 135.)

26

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0409, submitted by Mike Doherty, Foster Street Capital, LLC, for a change of zoning from Downtown Mesquite-Mixed Use (DM-MU) Subdistrict to DM-MU Subdistrict with a Conditional Use Permit to allow for sign manufacturing as a permitted use located at 720 Military Parkway, Unit D. (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. Z0725-0409.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting approval of a Conditional Use Permit (CUP) to allow a sign manufacturing business at 720 Military Parkway, Suite D. Under the Mesquite Zoning Ordinance (MZO), Section 4-1600, a CUP is required for sign manufacturing uses within the Downtown Mesquite - Mixed Use (DM-MU) Subdistrict of the Downtown Mesquite (DM) District if located within 200 feet of a residential district or use. The proposed use is classified as Cottage Industrial, which covers small-scale, individualized light manufacturing or assembly characterized by minimal external impacts. Examples include workshops in pottery, glassblowing, metalworking, and furniture making. Cottage Industrial uses are permitted in the DM-MU Subdistrict, provided the space is no larger than 10,000 square feet and not within 200 feet of a residential district. With a residential district immediately to the south of the subject property, a CUP is required for the proposed use.

Mr. Bailey stated that the proposed tenant, StyloGraphic, is a sign design and production company that plans to operate inside a multi-tenant office warehouse building. Operations will include digital printing, vinyl cutting, and assembly, with all activities conducted indoors. No outdoor fabrication, spray painting, or welding is proposed, and no structural or site modifications are planned. StyloGraphic, which currently operates in Rockwall, is seeking to expand into Mesquite and offers a variety of sign types, including pole signs, monument signs, and drive-thru menu boards.

Applicant Jack Pagliarini, on behalf of Mike Doherty and Foster Street Capital, LLC, stated that they have successfully secured several new tenants for a previously vacant building in Downtown Mesquite. One of the proposed tenants, StyloGraphic, currently operating in Rockwall, has experienced significant growth and is seeking a larger location to accommodate its expanding operations.

No one appeared regarding the proposed application.

Mr. Boroughs moved to approve Zoning Application No. Z0725-0409, as recommended by the Planning and Zoning Commission, with certain stipulations, and Ordinance No. 5199, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM DOWNTOWN MESQUITE – MIXED USE (DM-MU) SUBDISTRICT TO DM-MU SUBDISTRICT WITH A CONDITIONAL USE PERMIT TO ALLOW FOR SIGN MANUFACTURING AS A PERMITTED USE ON PROPERTY LOCATED AT 720 MILITARY PARKWAY, UNIT D; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 5199 recorded in Ordinance Book No. 135.)

27

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0411, submitted by Mark Cohen on behalf of Town East Shopping Center, for a change of zoning from Service Station to General Retail to allow uses permitted by-right in the General Retail zoning district located at 2801 Motley Drive.

(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.)

A public hearing was held regarding Zoning Application No. Z0725-0411.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change to rezone the property from Service Station (SS) to General Retail (GR) to allow for a future drive-through restaurant. While the SS district permits restaurants, it also requires fuel sales, which the applicant does not intend to provide. Therefore, the request is to rezone the property to GR. If approved, any future development on the site must comply with the standards of the GR zoning district. Additionally, any use requiring a Conditional Use Permit (CUP) in the GR zoning district would still be required to obtain a CUP.

Applicant Mark Cohen, President, CenterPoint Commercial Properties, stated that this is a continuation of the redevelopment of Town East Shopping Center. The existing building will be demolished and replaced with a new McDonald's restaurant with a drive through. The bingo hall located in the shopping center is a long-term tenant until their lease expires. The announcement of the new McDonald's is expected to attract other new tenants to the shopping center.

No one appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0725-0411, as recommended by the Planning and Zoning Commission, with certain stipulations, and Ordinance No. 5200, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM SERVICE STATION TO GENERAL RETAIL TO ALLOW USES PERMITTED BY RIGHT IN THE GENERAL RETAIL ZONING DISTRICT ON PROPERTY LOCATED AT 2801 MOTLEY 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. 5200 recorded in Ordinance Book No. 135.)

28

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0396, submitted by Hemphill Seminary, LLC., for a change of zoning from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 South Belt Line Road.

(No responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the request.)

A public hearing was held for Zoning Application No. Z0525-0396.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit (CUP) to construct a 125-foot-tall telecommunications tower on an undeveloped parcel owned by Anchor Baptist Church, located along South Belt Line Road. Although the parcel currently carries the same address as the adjacent First Presbyterian Church, the request does not involve any First Presbyterian Church property. The confusion arises because Dallas Central Appraisal District records list the subject parcel separately rather than as part of the Anchor Baptist Church property at 1212 South Belt Line Road. If approved, the parcel will be platted as one lot with Anchor Baptist Church, and the tower will be assigned a new, non-conflicting address. The subject property is zoned R-3, Single-Family Residential, and is surrounded by other single-family districts. A 375-foot setback is required for the proposed tower by City ordinance. The nearest dwelling unit to the proposed tower, located on the First Presbyterian Church property, is approximately 111 feet west of the proposed tower. The closest residence within the Esperanza subdivision is about 503 feet to the east. As Mr. Bailey discussed these subjects, he presented a Power Point presentation.

Mr. Bailey stated that the proposed tower will encompass 2,500 square feet of lease area (50' x 50') and will support three wireless carriers. Additional area on the site is intended for equipment like fiber vaults and emergency generators. Towers are regulated by the federal agencies, including the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC). The FCC specifically oversees health and environmental impacts.

Mr. Bailey stated that in addition to the comments included in the packets, 45 online comments in opposition were received. Because opposition was received from property owners representing more than 20 percent of the land within the statutory notification area, approval of the application will require a supermajority vote as provided by state and local law. Specifically, six affirmative votes (three-fourths of the City Council) are needed for approval.

Mr. Bailey stated that on August 25, 2025, the Planning and Zoning Commission denied the application. The applicant has submitted a timely appeal of the Planning and Zoning Commission's denial which was scheduled for hearing at tonight's meeting and the applicant has requested that the item be postponed until the October 20, 2025, City Council meeting to allow them more time to modify the proposed design and prepare additional visual simulations.

Applicant Chris Mayo, representing Hemphill Seminary, LLC, stated that T-Mobile is looking to fill a coverage gap along the 1200 block of South Belt Line Road. The applicant was hired by T-Mobile to locate existing cell towers, water towers or utility poles that would work to fill the gap in coverage, or find a possible location for a new telecommunications tower. No existing structures were located in the vicinity; therefore, they reached out to Anchor Baptist Church, which has sufficient property for a telecommunications tower site. The applicant stated that he is currently in the process of revising the proposed design to reduce the height of the tower and provide separation between the tower and surrounding property owners.

Mr. Green asked the applicant whether T-Mobile has signed a contract for telecommunications tower site.

Mr. Mayo responded that carriers no longer build telecommunications towers

themselves. Carriers hire a tower vendor that provides services and products for constructing and maintaining telecommunications towers.

Mr. Green asked the applicant whether T-Mobile currently has coverage in the area.

Mr. Mayo responded that T-Mobile does have coverage in the area, but it is limited. The propagation maps provided indicate the coverage that is currently in the area and how much coverage will be gained with the proposed telecommunications tower. T-Mobile is constantly upgrading equipment on existing sites and came to the conclusion that the existing sites are covering the maximum area possible.

Mr. Green clarified that there is currently coverage in the area and that T-Mobile is hoping to improve the quality and strength of the coverage. He asked the applicant whether he believed that the tower being located in a residential area will have a negative visual impact for the neighborhood.

Mr. Mayo responded that the impact of limited coverage would be greater than the visual impact from the towers' location.

Mr. Casper asked the applicant why other alternative sites were not considered such as Agnew Middle School, a nearby Mesquite Independent School District (MISD) property, or Mesquite Tree Nursing Center, which have no residential properties within 200 to 400 feet.

Mr. Mayo stated that he was not the person responsible for investigating alternative sites. Therefore, he does not know if any alternative sites were considered. Mr. Mayo stated that if the site is built, Hemphill Seminary, LLC will pay a monthly lease to Anchor Baptist Church.

Mr. Casper expressed frustration regarding the lack of information provided by the applicant.

The following persons express opposition to the proposed application:

- (1) John Kusewitt, 206 Hockaday Avenue, Garland, stated that he is a Member and Elder at First Presbyterian Church, Mesquite and expressed opposition to the proposed application for the following reasons: When First Presbyterian Church sold the parcel of land to Open Door Baptist Church (now Anchor Baptist Church), the Presbyterian church was told that a 30-foot-tall gymnasium would be built on the site, not a telecommunications tower; building the gymnasium and telecommunications tower will decimate the tree canopy, and the residential property that is within 111 feet of the proposed telecommunications tower is owned by First Presbyterian Church and is currently occupied. He stated that the proposed telecommunications tower is more than double the height of Big Tex at the State Fair of Texas, which is 55 feet tall.
- (2) Terri White, 505 Riggs Circle, expressed opposition to the proposed application due to environmental concerns.

The following persons submitted registration cards in opposition to the proposed application but did not wish to speak: (1) Robert H. Robinson, 305 Riggs Circle; (2) Ben Robinson, 1042 Lakeshore Drive; (3) Janice Robinson, 305 Riggs Circle; and (4) Alexa Chapman, 1042 Lakeshore Drive.

No others appeared regarding the proposed application.

Councilmembers expressed concerns regarding the height and scale of the proposed tower and its incompatibility with the surrounding neighborhood, the negative impact on adjoining properties and residents and the applicant's lack of consideration for alternative sites.

Mr. Green moved to deny Zoning Application No. Z0525-0396. Motion was seconded by Mr. Smith. On call for a vote on the motion, the following votes were cast:

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

Nayes: Rodriguez-Ross

Motion carried.

29

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 have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval. This item was postponed at the April 21, 2025, City Council meeting.)

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

Adam Bailey, Director of Planning and Development Services, stated that the applicant has submitted a request to rezone the property to R-3 Single-Family Residential to allow development of a 12-lot single-family residential subdivision. The applicant is not seeking any modifications to the City's development standards. If approved, any development would be required to meet the minimum lot size of 7,200 square feet, minimum living space of 1,500 square feet, and comply with all applicable City engineering standards, as well as adopted Building and Fire Codes.

Mr. Bailey stated that this request differs from a prior application considered by City Council on April 1, 2024, which proposed a Planned Development (PD) with modified development standards, including smaller lot sizes (minimum 5,000 square feet) and reduced setbacks. That request was denied on a 4-3 vote. Because the current application is a straight rezoning without modifications, it is not subject to the one-year prohibition on reapplications.

Mr. Bailey stated that on March 24, 2025, the Planning and Zoning Commission voted to approve the requested change of zoning to R-3, Single Family Residential, along with the Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential. On April 21, 2025, the request was presented to the City Council, where Council expressed interest in considering the request as a PD and postponed the case without a date certain. In response, the applicant has prepared a concept plan, reviewed by staff, which includes the following:

- 12 single-family lots meeting all R-3 lot, setback, and living area standards.
- A masonry wall along South Belt Line Road, to be maintained by a homeowners' association as required by ordinance.
- A 3,400-square-foot open space with a gazebo and playground.
- A detention area maintained by the homeowners' association.

Applicant Kacey Simmons, President of Inspiring You to Greatness, presented an overview of the proposed single family residential development and the proposed changes to the concept plan. To address parking concerns the applicant has provided 16 designated parking spaces for visitor parking. The width of the street will be increased by 10-feet and the size of the cul-de-sac will be increased by 18-feet to allow fire truck access.

Mr. Simmons stated that Inspiring You to Greatness is a non-profit organization that partners with organizations, banks and individuals to provide resources for first-time home buyers. A portion of the proceeds used to purchase the property were provided by a grant from Dallas County.

Tammy Jo Strong, 1713 Cool Springs Drive, expressed support for the proposed application.

No others appeared regarding the proposed application.

Mr. Smith moved to approve Zoning Application No. Z0924-0369, but as a Planned Development district as recommended by the Planning and Zoning Commission, and adding the following stipulation in addition to those recommended by the Planning and Zoning Commission:

1. Parking is prohibited in the cul de sac and no parking signage shall be posted.

And to approve Ordinance No. 5201, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL ALLOWING A SINGLE FAMILY SUB-DIVISION ON PROPERTY LOCATED AT 10079 SOUTH BELT LINE ROAD (ALSO ADDRESSED 2298 SOUTH BELT LINE 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. Murden and approved unanimously. (Ordinance No. 5201 recorded in Ordinance Book No. 135.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:15 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. 30 – Discuss a proposed economic development project near Buckner Boulevard and Samuell Boulevard); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 9:22 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Murden and approved unanimously. The meeting adjourned at 9:22 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor