



City of Mesquite, Texas

Minutes - Final City Council

Monday, July 6, 2026

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, Elizabeth Rodriguez-Ross, Jeff Casper, Andrew Hubacek, 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 departmental strategy and budget presentations from the Information Technology, Library Services, Parks and Recreation, and Solid Waste/Equipment Services Departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2026-27 budget.

The Solid Waste/Equipment Services Department's budget presentation was not received.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:09 P.M.

INVOCATION

Heriberto Padilla, Pastor, Vida Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Royal Rangers Youth Group, Vida Life Church, Mesquite, Texas.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that it's almost time for the Epic Summer Experience, which is a free program for teens ages 12 to 17. 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 event will be held from 6:00 p.m. to 8:00 p.m. on July 21, 2026, and July 23, 2026, at Terry Middle School, 2351 Edwards Church Road, and July 28, 2026, and July 30, 2026, at Florence Recreation Center, 2501 Whitson Way. Each evening features free food, games, arts and crafts, open gym, inflatables, music and more. No registration is required, just show up.

2. Mr. Green announced that two important events are happening on Saturday, July 11, 2026. There will be a Public Open House for the North Gus Thomasson Corridor Study, from 10:00 a.m. to 1:00 p.m., at the Mesquite Elks Lodge, 4201 Gus Thomasson Road. This is an opportunity to review plans and give feedback for the future of the North Gus Thomasson Road corridor. Also, on that day, the 4th Annual Keep Mesquite Beautiful Monarch Fest will be held from 10:00 a.m. to 3:00 p.m. at the Mesquite Arts Center, 1527 North Galloway Avenue. This free event includes a vendor market, food trucks, live butterfly house, costume contest and more. To sign up as a sponsor, to participate in the contests, or for more details, visit www.KeepMesquiteBeautiful.org.

3. Ms. Rodriguez-Ross stated that the Annual Spread the Love campaign is currently underway. The City and Sharing Life are asking for donations of peanut butter and jelly so Mesquite kids can have nutritious meals over the summer. Some kids have nut allergies, so consider donating alternative butters such as sunflower seed butter or pumpkin seed butter. Visit www.cityofmesquite.com/SpreadTheLove to find donation sites and more.

4. Mr. Hubacek stated that July is National Parks and Recreation Month and there are celebrations all month long. There will be a wide variety of activities for all ages to enjoy at City parks, pools, and recreation centers including "Luau at the Lake" on Friday, July 10, 2026, at 7:00 p.m., at City Lake Aquatic Center, 200 Parkview Street. Enjoy swimming, games, concessions will be available for purchase, Lilo and Stitch meet-and-greet, and free lei necklaces while supplies last. At dusk, watch "Lilo and Stitch." Arrive early because admission is free but is limited to the first 500 guests.

5. Mr. Smith stated that every year, the City of Mesquite makes the Annual Water Quality Report available to water customers as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). The City strives to provide high-quality drinking water that is safe and reliable to customers and maintains a "superior" water system rating. View the report at www.cityofmesquite.com/WaterQualityReport. For more information or to request a printed copy in English or Spanish, contact Water Utilities at 972-216-6278.

6. Mr. Smith announced that today is he and his wife's 37th wedding anniversary.

7. Mr. Murden stated that you may have noticed that there has been 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. However, the most effective way to do that is to work with the City that 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."

8. Mayor Alemán stated that there is still time to join the Mayor's Summer Reading Challenge. The program runs through Friday, July 31, 2026, and includes lots of prizes and ends with a pizza party for those who make the 1,000-page goal. See details at www.cityofmesquite.com/Library.

9. Mayor Alemán invited citizens to attend the next Town Hall Tuesday Meeting, from 6:30 p.m. to 7:30 p.m., on July 14, 2026, at City Hall, 757 North Galloway Avenue, in Training Rooms A & B, to discuss the budget process. Also, citizens are invited to complete the online Budget Survey through Friday, July 10, 2026. Your feedback will be shared with City leadership and considered during the budget planning process. Learn more at www.cityofmesquite.com/BudgetSurvey.

CITIZENS FORUM

Debbie David, 509 Horseshoe Bend, expressed concerns regarding the discharge of fireworks in her neighborhood.

PUBLIC HEARINGS

- 2 Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2026-27 budget.

A public hearing was held to receive citizen input regarding the proposed Fiscal Year 2026-27 budget.

Ted Chinn, Director of Finance, stated that 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. This is the first public hearing to receive citizen input on the proposed budget for Fiscal Year 2026-27. A second public hearing will be held on July 20, 2026, a budget Town Hall Tuesday meeting will be held on July 14, 2026, and a final public hearing will be held on August 3, 2026, prior to the adoption of the budget in accordance with State law.

- (1) Tandy Boroughs, 1204 Lakeshore Drive, expressed support for continued street maintenance and opposition to furloughs.
(2) Luke Christopherson, 924 Windbell Circle, expressed support for breaking pay parity between the Mesquite Police Department and Mesquite Fire Department.

No others appeared regarding the proposed Fiscal Year 2026-27 budget.

CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Murden and Ms. Rodriguez-Ross requested that Item Nos. 6 and 7, respectively, be removed from the Consent Agenda to be considered separately. Mr. Green moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Hubacek and approved unanimously.

- 3 Minutes of the regular City Council meeting held June 15, 2026.

Approved on the Consent Agenda.

- 4 An ordinance amending the City's Extra-Territorial Jurisdictional boundaries pursuant to an Interlocal Agreement with the City of Crandall, Texas, reducing the City's Extra-Territorial Jurisdiction (ETJ) in the area of FM 2757 and FM 741 and expanding its ETJ in the area of FM 741 and Heartland Parkway.

Approved on the Consent Agenda.

Ordinance No. 5255, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE CITY'S EXTRATERRITORIAL JURISDICTIONAL BOUNDARIES PURSUANT TO AN INTERLOCAL AGREEMENT WITH THE CITY OF CRANDALL, TEXAS, REDUCING THE CITY'S EXTRATERRITORIAL JURISDICTION ("ETJ") IN THE AREA OF FM 2757 AND FM 741, AND EXPANDING ITS ETJ IN THE AREA OF FM 741 AND HEARTLAND PARKWAY; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5255 recorded in Ordinance Book No. 137.)

- 5 An ordinance establishing the classifications and total number of authorized positions in each classification of the Mesquite Police Department as of July 6, 2026.

Approved on the Consent Agenda.

Ordinance No. 5256, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ESTABLISHING THE CLASSIFICATIONS AND TOTAL NUMBER OF AUTHORIZED POSITIONS IN EACH CLASSIFICATION OF THE MESQUITE POLICE DEPARTMENT AS OF JULY 6, 2026; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5256 recorded in Ordinance Book No. 137.)

- 8 Bid No. 2026-072 - Paving Improvements for 2026 Alley Reconstruction.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$1,239,700.00.)

Approved on the Consent Agenda.

- 9 RFP No. 2026-073 - Annual Grinding of Brush.
(Authorize the City Manager to finalize and execute a contract with Classic Grind, LLC in the amount of \$1,237,000.00. 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 funds.)

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute Change Order No. 12 to Bid No. 2023-029, Faithon P. Lucas, Sr. Boulevard Paving and Drainage Reconstruction Project (McKenzie Road to East Cartwright Road), with Zachry Construction Corporation, for the additional construction scopes in the amount of \$45,000.00.

Approved on the Consent Agenda.

- 11 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Quiddity Engineering, LLC, a Texas Corporation, for 2026 Street Reconstruction, in the amount of \$881,500.00.

Approved on the Consent Agenda.

CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY

- 6 A resolution adopting the Annual Plan for the Housing Choice Voucher Program for submission to the United States Department of Housing and Urban Development (HUD).

Anthony Cao, Director of Housing and Community Services, stated that the Annual Plan is required by the Department of Housing & Urban Development (HUD). The purpose of the Annual Plan is to provide an easily identifiable source where the public and program participants can locate basic program policies, rules and requirements concerning the City of Mesquite's Housing Choice Voucher (HCV) program, operations, and services.

Mr. Murden moved to approve Resolution No. 19-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Resolution No. 19-2026 recorded in Resolution Book No. 74.)

- 7 Bid No. 2026-019 - Annual Contract for Emergency Vehicle Equipment Installation.

(Authorize the City Manager to finalize and execute a contract with Defender Supply, LLC., through The Interlocal Purchasing System (TIPS) Contract No. 240902, in an annual amount not to exceed \$600,000.00. The term of the contract is for a one-year period, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal options subject to annual appropriation of funds.)

Deputy City Manager Raymond Rivas, stated that the proposed contract would allow the Police Department and other City departments to purchase and install emergency lights and ancillary public safety equipment (i.e., in-car video/vehicle graphics/ partitions) for the approved Fiscal Year 2026 capital purchase of 24 Police Operations and Criminal Investigations vehicles. The proposed vendor will install lights and other required equipment to place these public safety vehicles into service.

Mr. Hubacek moved to approve Bid No. 2026-019 - Annual Contract for Emergency Vehicle Equipment Installation. Motion was seconded by Mr. Smith and approved unanimously.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 Consider appointment of one Regular Member (Position No. 1) and one Alternate Member (Alternate No. 1) to the Landmark Commission for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.

Mr. Casper moved to appoint Peggy Akins as an Alternate Member (Alternate No. 1) to the Landmark Commission for a term to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 13 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0326-0446, submitted by Jackson Walker, LLP, for a change of zoning from Agricultural within the K-20 Floating Overlay District to Planned Development - General Retail to allow the development of a convenience store with fuel sales, including 12 fueling positions, within the required 500-foot separation distance from a residential zoning district, along with modified development standards located east of FM 740 and FM 2757.
- (Two responses in favor and none 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. Z0326-0446.

Adam Bailey, Director of Planning and Development Services, stated that the applicant requests a change of zoning from Agriculture to Planned Development (PD) - General Retail to allow a convenience store with fuel sales on a 2-acre undeveloped site located at the east corner of FM 740 and FM 2757. The anticipated operator is 7-Eleven. The request includes modifications to the City's development standards for convenience stores with fuel sales, including reduced setbacks from nearby residential zoning districts and an increase in the number of fueling stations from four to six, allowing up to 12 vehicles to fuel simultaneously. The proposed convenience store would contain approximately 4,816 square feet and provide 37 parking spaces.

Mr. Bailey stated that the concept plan exceeds the City's minimum landscaping requirements, with approximately 37 percent of the site devoted to landscaping, compared to the required minimum of 10 percent. The proposed PD also includes enhanced landscape standards similar to those adopted for other developments within the Trinity Pointe Special Planning Area.

Applicant Jonathan Vinson, representing Jackson Walker, LLP, presented an overview of the proposed development.

- (1) Latasha Newton, 9878 FM 740, Forney, expressed concerns regarding the proposed application.
- (2) Elizabeth McMahon, 14026 Overlook Lane, Forney, expressed concerns regarding increased traffic in the area.

Mr. Murden moved to approve Zoning Application No. Z0326-0446, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5257, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL WITHIN THE K-20 FLOATING OVERLAY DISTRICT TO PLANNED DEVELOPMENT – GENERAL RETAIL, TO ALLOW A CONVENIENCE STORE WITH FUEL SALES, INCLUDING 12 FUELING POSITIONS, WITHIN THE REQUIRED 500-FOOT SEPARATION DISTANCE FROM A RESIDENTIAL ZONING DISTRICT, ALONG WITH MODIFIED DEVELOPMENT STANDARDS LOCATED AT THE EAST CORNER OF FM 740 AND FM 2757 (KCAD PROPERTY ID 234837); 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. Casper. On call for a vote on the motion, the following votes were cast:

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

Motion carried. (Ordinance No. 5257 recorded in Ordinance Book No. 137.)

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0526-0450, submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a change of zoning from North Gus Thomasson Corridor (NGTC) District to Planned Development - Light Commercial with a Conditional Use Permit to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive.

(One response in favor and none in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held for Zoning Application No. Z0526-0450.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change to a Planned Development - Light Commercial (PD-LC) with a Conditional Use Permit (CUP), to allow Prosperity Fire Protection to use 2909 Live Oak as a warehouse with an accessory outdoor storage yard, supplementing their existing office use. The company has been using the property as an office since May 2025. The request will allow the building behind the office to be used as a warehouse for fire protection materials, sprinkler heads, piping, valves, fittings, and related components. The screened outdoor storage area will consist of two or three company trucks (such as pickup trucks), two utility trailers, and bundles of sprinkler system piping material. The proposed PD will allow uses permitted by-right in the LC zoning district, including specialty contractor uses such as fire protection, and will permit outdoor storage through a CUP.

Mr. Bailey stated that on April 6, 2026, City Council denied the applicant's request to rezone the property to PD-LC, which did not include a CUP. Following the denial, the applicant submitted a new rezoning application for PD-LC with a CUP. The addition of the CUP constitutes a substantive change from the previous application. As a result, staff granted an exemption from the one-year waiting period that typically applies following a denial, allowing the new request to move forward for consideration.

Applicant Tailim Song, representing Prosperity Fire Protection, presented an overview of the proposed application. He stated that Prosperity Fire Protection plans to utilize this location as their headquarters and close the Dallas office. However, outdoor storage would be needed. They currently have 44 employees.

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

(2) Debbie David, 509 Horseshoe Bend, expressed concerns regarding hours for delivery of construction materials.

No others appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0526-0450, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5258, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM NORTH GUS THOMASSON CORRIDOR DISTRICT TO

PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITH A CONDITIONAL USE PERMIT TO ALLOW OFFICE AND WAREHOUSE OPERATIONS WITH AN OUTDOOR STORAGE YARD WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 2909 LIVE OAK DRIVE SUBJECT TO CERTAIN STIPULATIONS; 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 Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5258 recorded in Ordinance Book No. 137.)

A brief recess was taken at 9:11m p.m. The meeting resumed at 9:18 p.m.

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Conduct a public hearing and consider an ordinance amending the City Code by making a Mesquite Zoning Ordinance text amendment, ZTA No. 2026-01, thereby revising Appendix C (Mesquite Zoning Ordinance), by making additions and deletions to certain sections in Parts 1, 1-A, 3, and 6; and amending the Mesquite City Code by making additions and deletions to certain sections in Chapter 10 (Offenses - Miscellaneous), under Article III (Noise), all for the purpose of revising and establishing regulations related to and for Data Centers and related uses such as Battery Energy Storage Systems (“BESS”), and Accessory Backup Generators, and other general updates related thereto including, but not limited to, use-specific development standards, glare and lighting performance standards, landscape requirements, off-street parking regulations, definitions, and noise standards; and prohibiting Cryptocurrency Mining as a primary use or accessory use in all districts; and revising Appendix D - Comprehensive Fee Schedule for updated fees associated with said amendments.

A public hearing was held Zoning Text Amendment No. 2026-01.

Adam Bailey, Director of Planning and Development Services, stated that staff proposes a comprehensive Zoning Text Amendment to establish the City's first regulatory framework governing data centers as a distinct land use. The amendment addresses a significant gap in the current Mesquite Zoning Ordinance (MZO), which does not define or regulate data centers or account for their unique operational characteristics.

Mr. Bailey stated that the amendment package consists of three exhibits. Exhibit A creates new MZO Section 3.514, establishing all applicable data center standards, including Conditional Use Permit requirements, site and building design, screening, lighting, noise, generator and generator yard standards, water and wastewater, traffic, security, battery energy storage, and decommissioning. Exhibit B contains companion MZO amendments, including updated citywide glare and lighting performance standards (§1.408), updated landscape requirements, a revised Schedule of Permitted Uses, revised development and parking standards, new battery energy storage system regulations (§3.515), new accessory backup generators regulations (§3.516), and updated definitions. Exhibit C amends City Code §10-75 to add use-specific maximum permissible sound levels for data centers and battery energy storage systems. Under the proposed framework, data centers would be permitted only by CUP in the Industrial (I) zoning district and qualifying Planned Development districts.

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- (1) Lance Pope, 2519 Moreland Drive, expressed support for the proposed zoning text amendment.
 - (2) Debbie David, 509 Horseshoe Bend, expressed opposition to the proposed zoning text amendment.
 - (3) Wendy Griffin, 1001 Primrose Street; and Megan Stormer, 637 Windsong, expressed concerns regarding the proposed zoning text amendment.

No others appeared regarding the proposed Zoning Text Amendment No. 2026-01.

Mr. Hubacek moved to keep the public hearing open and postpone consideration of Zoning Text Amendment No. 2026-01 until the July 20, 2026, City Council meeting. Motion was seconded by Ms. Rodriguez-Ross. On call for a vote on the motion, the following votes were cast:

Ayes: Hubacek, Rodriguez-Ross, Alemán, Green, Casper, Murden
Nays: Smith

Motion carried.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Murden and approved unanimously. The meeting adjourned at 10:27 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor