



# City of Mesquite, Texas

## Minutes - Final City Council

Monday, October 6, 2025

5:15 PM

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

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

### PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

#### AGENDA REVIEW

#### STAFF PRESENTATIONS

- 1 Receive briefing regarding Downtown Traffic Calming Project from Kimley-Horn and Associates, Inc.
- 2 Receive briefing regarding a new comprehensive streets, roads, and alleys website and communication plan.

City Manager Cliff Keheley left the meeting. Deputy City Manager Raymond Rivas entered the meeting.

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

#### INVOCATION

Kelly James, Pastor, Pathway of Life Church, Dallas, Texas.

#### PLEDGE OF ALLEGIANCE

City of Mesquite First Responders in honor of Salute to Safety.

#### SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced upcoming events at the Mesquite Arts Center, 1527 North Galloway Avenue. From Friday, October 10, 2025, through Sunday, October 19, 2025, the Mesquite Arts Theatre presents Stephen King's "Misery" on stage. In this show, you will find out if a novelist can survive after he "kills off" his number one fan's favorite character. Find tickets and showtimes at [www.MesquiteArtsTheatre.org](http://www.MesquiteArtsTheatre.org). On Sunday, October 12, 2025, the Mesquite Community Band will present "Fall Folktales" at 4:00 p.m. and admission is free. The community band includes volunteer musicians from high school to retirement.

2. Mr. Casper stated that he and Councilmember Green are teaming up to co-host a District 1 and 2 Neighborhood Meeting tomorrow night October 7, 2025, at 6:00 p.m. at Sharing Life Community Outreach, 3795 West Emporium Circle. Community news will be shared and National Night Out will be celebrated.
3. Mr. Green stated that the Mesquite Main Library, 300 West Grubb Drive, is hosting lots of family-friendly events this month. Kids ages 12 and under are encouraged to participate in Halloween Happenings on Thursday, October 23, 2025, at 6:00 p.m., which includes a glow room, crafts and more. On Wednesday, October 29, 2025, Spook-tacular Family Games will take place at 4:00 p.m. Wear your Halloween costumes and enjoy some fun! Learn more about these events and other activities at [www.cityofmesquite.com/Library](http://www.cityofmesquite.com/Library).
4. Mr. Green stated as Councilmember Casper mentioned, they will co-host a District 1 and 2 Neighborhood Meeting and National Night Out tomorrow night, October 7, 2025, at 6:00 p.m. at Sharing Life Community Outreach.
5. Mr. Green thanked all volunteers that participated in this past Saturday's Addressing Mesquite Day event.
6. Ms. Rodriguez-Ross stated that in celebrating Hispanic Heritage Month, the 9th Annual Dia de los Muertos celebration will be held on Saturday, October 25, 2025, from 4:00 p.m. to 7:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. This free, family-friendly Day of the Dead festival features cultural arts workshops, music, dancing, theatrical performances, food trucks, vendors and more. You can see all of the other events planned for Hispanic Heritage Month at [www.cityofmesquite.com/HHM](http://www.cityofmesquite.com/HHM).
7. Mr. Boroughs encouraged citizens to attend the 15th Annual Mesquite Meander on Friday, October 10, 2025, or Saturday, October 11, 2025. This living-history tour through the Mesquite Cemetery features local actors portraying residents from the City's past. Tickets are \$15.00 per person and tours last approximately one hour. And new this year, those who attend the Mesquite Meander can receive a 15 percent discount on their entire order at Mesquite Barbeque when they present their Mesquite Meander ticket. For tickets and start times, visit [www.HistoricMesquite.org](http://www.HistoricMesquite.org).
8. Mr. Boroughs encouraged citizens to attend PumpkinFest on Saturday, October 18, 2025, from Noon to 5:00 p.m., at Paschall Park, 1001 New Market Road. Dress in your best costume and enjoy this free family-friendly event which includes food trucks, music, dance performances, hayride, costume contest and pumpkin pie-eating contest. Some activities require a \$12.00 wristband. Visit [www.cityofmesquite.com/PumpkinFest](http://www.cityofmesquite.com/PumpkinFest) for details.
9. Mr. Smith announced that the City is seeking new partners to serve on its boards and commissions. The City is looking for engaged citizens to volunteer their time, knowledge and expertise to make a difference in the community. By serving on a board or commission, you can have an active voice, be involved in your community and advise the City Council and staff on a wide range of service areas. Annual appointments are selected in the next few months, so please apply soon. Visit [www.cityofmesquite.com/Boards](http://www.cityofmesquite.com/Boards) to learn more.
10. Mr. Smith announced that there will be three National Night Out events in District 5 tomorrow night, October 7, 2025. He invited citizens to attend the gatherings in the neighborhood near Range Drive, Shaw Elementary School and Rutherford Recreation Center.
11. Mr. Murden stated that Election Day is Tuesday, November 4, 2025. Early voting will be held from Monday, October 20, 2025, through Friday, October 31, 2025. Times and locations can be found on the City's website along with other information about the tax rate election. Proposition A will be on the ballot for the City along with several State propositions. Visit [www.cityofmesquite.com/TaxRateElection](http://www.cityofmesquite.com/TaxRateElection) for more information.
12. Mr. Murden stated that two Town Hall Meetings to discuss the tax rate election will be held on Wednesday, October 15, 2025, at Rutherford Recreation Center, 900 Rutherford Drive and on Wednesday, October 22, 2025, at the Mesquite Independent School District (MISD) Professional Building, 3819 Towne Crossing Boulevard. Both meetings will be held from 6:00 p.m. to 7:00 p.m.
13. Mr. Murden expressed his concerns regarding recent gun violence in District 6.

14. Mayor Alemán stated that “Salute to Safety” is a special campaign designed to honor our first responders here in Mesquite. So far, we’ve had a great time with the First Responder’s Football Game and several events around town for the public to meet-and-greet with police officers and firefighters. Tomorrow night, October 7, 2025, is National Night Out and there will be gatherings across the City. National Night Out is designed to bring neighbors together and to strengthen the relationship between first responders and citizens. You can visit [www.cityofmesquite.com/NationalNightOut](http://www.cityofmesquite.com/NationalNightOut) to see a list of some of these events. And there are a few more Salute to Safety events this week. See details at [www.cityofmesquite.com/SaluteToSafety](http://www.cityofmesquite.com/SaluteToSafety), and thank you for honoring our public safety heroes.

15. Mayor Alemán recognized members of the Youth Council who were in attendance at tonight’s meeting - Paula Garcia, Horn High School; Roberto Valerio, Mesquite High School; and Aiden Davis, Horn High School.

16. Mayor Alemán thanked the many volunteers who participated in the Addressing Mesquite Day event including 123 Vanguard High School JROTC students and many students from Berry Middle School.

## CITIZENS FORUM

1. John Tywater, 3826 O’Hare Drive, expressed concerns regarding the condition of rental property in the City and speeding in school zones.
2. Marco Willoughby, 317 Stoneridge Drive, expressed concerns regarding fees charged at the City’s recreation centers.
3. Tammy Jo Strong, 1713 Cool Springs Drive, stated that she would like to see more lighting at Thompson Elementary School and Pirrung Elementary School.

## CONSENT AGENDA

### Approval of the Consent Agenda

**Mr. Murden requested that Item Nos. 6, 7, 8 and 15 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. Smith and approved unanimously.**

- 3** Minutes of the regular City Council meeting held September 15, 2025.

**Approved on the Consent Agenda.**

- 4** An ordinance amending Chapter 2 of the City Code to update the political contribution limitations based on the changes to the Consumer Price Index and providing a penalty in accordance with Chapter 1 of the City Code.

**Approved on the Consent Agenda.**

**Ordinance No. 5202, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 2 OF THE MESQUITE CITY CODE BY DELETING SECTIONS 2-159(a) AND 2-159(c) IN THEIR ENTIRETY AND ADDING NEW SECTIONS 2-159(a) AND 2-159(c) TO UPDATE THE POLITICAL CONTRIBUTION LIMITATIONS; PROVIDING REPEALER, CONFLICTS RESOLUTION, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING A PENALTY IN ACCORDANCE WITH MESQUITE CITY CODE, CHAPTER 1, SECTION 1-6 (GENERAL PENALTIES); AND DECLARING AN EFFECTIVE DATE THEREOF. (Ordinance No. 5202 recorded in Ordinance Book No. 135.)**

- 5 An ordinance regarding the City's Texas Municipal Retirement System (TMRS) benefits authorizing: (1) Annually accruing updated service credits and transfer updated service credits; and (2) An annuity increase, also referred to as cost-of-living adjustment (COLA), for retirees and their beneficiaries.

**Approved on the Consent Agenda.**

**Ordinance No. 5203, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REGARDING THE CITY'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING: (1) ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (2) AN ANNUITY INCREASE, ALSO REFERRED TO AS A COST OF LIVING ADJUSTMENT (COLA) FOR RETIREES AND THEIR BENEFICIARIES; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE. (Ordinance No. 5203 recorded in Ordinance Book No. 135.)**

- 9 A resolution finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied, finding that the City's reasonable rate case expenses shall be reimbursed by the Company, finding that the meeting at which this Resolution is passed is open to the public as required by law, and requiring notice of this Resolution to the Company and legal counsel.

**Approved on the Consent Agenda.**

**Resolution No. 43-2025, A RESOLUTION OF THE CITY OF MESQUITE, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL. (Resolution No. 43-2025 recorded in Resolution Book No. 74.)**

- 10 RFP No. 2025-162 - Origami Risk Management Information System.  
(Staff recommends authorizing the City Manager to finalize and execute a contract and any required documents with Origami Risk LLC, through an Interlocal Cooperative Purchasing Agreement with the City of Garland (RFB No. 27-2006), in an amount not to exceed \$246,400.00. The term of the contract is for a one-year period, with two additional one-year renewal options, subject to the vendor's renewal with the City of Garland. The City Manager is authorized to exercise the renewal options subject to the annual appropriation of sufficient funds.)

**Approved on the Consent Agenda.**

- 11 Bid No. 2025-165 – Annual Supply of Tires.  
(Staff recommends award to Southern Tire Mart, LLC, through BuyBoard Contract No. 729-24, in the amount of \$300,000.00. 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 option, subject to annual appropriation of sufficient funds.)

**Approved on the Consent Agenda.**

- 12 Bid No. 2025-192 - Purchase of 2028 Mesquite Pumper Truck.  
(Staff recommends award to Siddons-Martin Emergency Group, LLC., through BuyBoard Contract No. 746-24, in the amount of \$1,042,004.00.)  
**Approved on the Consent Agenda.**
- 13 Bid No. 2026-001 – Annual Supply of Neptune Mach 10 V5 Electronic Water Meters.  
(Staff recommends award to sole source provider Core & Main, LP in an amount not to exceed \$904,233.71.)  
**Approved on the Consent Agenda.**
- 14 Authorize the City Manager to finalize and execute a Grant Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, for participation in the Routine Airport Maintenance Program (RAMP) in the amount of \$100,000.00.  
**Approved on the Consent Agenda.**

**CONSENT AGENDA ITEMS TO BE CONSIDERED SEPARATELY**

- 6 A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Areas A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.
- Ted Chill, Director of Finance, stated that Item Nos. 6 through 8 are procedural items for approval of a Preliminary Service and Assessment Plan (SAP). This is a financing mechanism for reimbursing the developer of Solterra for public improvements, such as streets, sanitary sewer and water within 6 improvement areas. The public hearing for the levy of assessments on property within the Improvement Areas is scheduled for the October 20, 2025, City Council meeting. Any changes to the preliminary SAP will be incorporated into final bond documents that will be approved by ordinance when Public Improvement District reimbursement bonds are issued.
- Mr. Murden moved to approve Resolution No. 40-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN IMPROVEMENT AREAS A-2, A-3.1, A-3.2, AND A-4 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Resolution No. 40-2025 recorded in Resolution Book No. 71.)

- 7 A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Area C-4 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.

**Mr. Murden moved to approve Resolution No. 41-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN IMPROVEMENT AREA C-4 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 41-2025 recorded in Resolution Book No. 72.)**

- 8 A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Area A-5 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.

**Mr. Murden moved to approve Resolution No. 42-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN IMPROVEMENT AREA A-5 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 42-2025 recorded in Resolution Book No. 73.)**

- 15 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Halff Associates, Inc., a Texas corporation, for the final design of the Lawson Road Reconstruction Project, in the amount of \$2,856,700.00.

**Eric Galt, Director of Public Works, stated that for the Lawson Road Reconstruction Project, a preliminary design was performed to help identify any issues that may arise during the project and to determine the alignment. They identified existing right-of-ways, existing drainage and utilities, conducted basic surveys, and reviewed the topography of the area. The proposed agreement for the final design includes road design, drainage study, existing underground utility study, permitting assessment and alignment study of water and sanitary sewer. Additionally, geotechnical investigations, surveying, final plans and opinions of probable construction costs will be provided.**

**Mr. Murden moved to authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Halff Associates, Inc., a Texas corporation, for the final design of the Lawson Road Reconstruction Project, in the amount of \$2,856,700.00. Motion was seconded by Mr. Smith and approved unanimously.**

**END OF CONSENT AGENA**

**OTHER BUSINESS**

- 16 Consider a resolution nominating candidates for election to the Board of Directors of the Dallas Central Appraisal District (DCAD).

Raymond Rivas, Deputy City Manager, stated that staff is seeking Council direction on this item. This year, a taxing unit appointment/levy election is required for two Dallas Central Appraisal District (DCAD) Directors. The two DCAD directors holding the terms are Kevin Carbo, Sr. - Place 4 and Pauline Medrano - Place 5, whose terms will expire December 31, 2025. The City is not required to submit nominees but if it chooses to then eligible nominees can be included on the ballot.

No action was taken on this item.

- 17 Consider a resolution nominating candidates for election to the Board of Directors of the Kaufman Central Appraisal District (KCAD).

Raymond Rivas, Deputy City Manager, stated that staff is seeking Council direction on this item. This year, a taxing unit appointment/levy election is required for two Kaufman County Appraisal District (KCAD) Directors. The two KCAD Directors holding the terms are Dr. Bruce Wood and Danny Kirbie, whose terms will expire December 31, 2025. The City is not required to submit nominees but if it chooses to then eligible nominees can be included on the ballot.

No action was taken on this item.

**PUBLIC HEARINGS**

- 18 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0407, submitted by Arcelia Cortina and Martin Flores, for a change of zoning from Truman Heights Neighborhood - Mandatory Retail Office Shopfront to Truman Heights Neighborhood - Single Family Residential to allow the development of a single-family home located at 2031 Hillview 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 for Zoning Application No. Z0725-0407.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change at 2031 Hillview Drive to allow the construction of a new two-story single-family home. The property is currently zoned Truman Heights Neighborhood with a Mandatory Retail and Office Shopfront requirement, which requires mixed-use development with retail on the ground floor. At present, the site contains a small one-story single-family home. The applicant proposes to replace it with a new residence and believes that, due to the property's small size, a single-family use is more suitable than a commercial use.

The applicant was not present at tonight's meeting.

No one appeared regarding the proposed application.

Mr. Green moved to keep the public hearing open and postpone consideration of Zoning Application No. Z0725-0407 to the October 20, 2025, City Council meeting. Motion was seconded by Mr. Murden and approved unanimously.

19

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0825-0414, submitted by City of Mesquite, for a change of zoning from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located at 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson 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. Z0825-0414.**

Adam Bailey, Director of Planning and Development Services, stated that the staff-initiated rezoning of City-owned property at 3550 Lawson Road is intended to allow Living Earth to expand its composting operations on the site, pending City Council approval of a contract. Living Earth currently operates under contract with the City to perform brush grinding, converting yard waste collected at the Mesquite Composting Facility into compost and mulch. The City is considering allowing Living Earth to add a bagging facility on the property, along with possible improvements such as parking, fencing, and a 15,000-square-foot building. The proposed Planned Development (PD) would continue to permit all existing uses on the site while adding stipulations specific to the composting operation. Existing uses on the property include the North Texas Municipal Sewer Treatment Plant, the Citizens Convenience and Recycling Center, the Mesquite Composting Facility, and the City's Public Safety Training Facility.

No one appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. Z0825-0414, as recommended by the Planning and Zoning Commission, with certain stipulations, and Ordinance No. 5204, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-3 SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT - COMMERCIAL ON APPROXIMATELY 165 ACRES LOCATED AT 3550 LAWSON ROAD (3610 LAWSON ROAD) AND PART OF 2400, 2500, AND 3100 LAWSON ROAD TO ALLOW EXISTING USES, INCLUDING SANITARY SEWER TREATMENT FACILITIES, MUNICIPAL PUBLIC SAFETY AND SOLID WASTE FACILITIES, AND PERMIT COMMERCIAL OPERATIONS FOR THE PRODUCTION, SALE, AND DISTRIBUTION OF SOIL, MULCH, AND LANDSCAPE MATERIALS; 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 Mr. Boroughs and approved unanimously. (Ordinance No. 5204 recorded in Ordinance Book No. 135.)

20

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0416 submitted by SRB Mesquite, LLC., for a change of zoning from Commercial with Conditional Use Permit Ordinance No. 5162 within Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 North Town East Boulevard (also addressed as 3000 Town East Mall).

(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 for Zoning Application No. Z0925-0416.**

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a zoning change for the ~18-acre property at the southeast corner of North Town East Boulevard and IH-635, the site of the former Sears building, to allow for redevelopment. The property, owned by SRB Mesquite, LLC (Elm Creek Investments), was acquired in 2020 following Sears' closure with the long-term intent of redevelopment. The owner's development team, represented by Four Rivers, LLC, has been working with the City of Mesquite Economic Development staff on a development agreement. The proposed plan includes creating outparcels along the frontage for quick-service restaurants and retail uses, leasing most of the ground floor of the former Sears building to Main Event and exploring a partnership with the City to establish a conference center on the second floor, supported by a multilevel parking garage and future hotel. The Planned Development (PD) would allow the conference center and reception facilities, while a hotel would require a separate Conditional Use Permit. The PD also includes modifications to parking and landscaping requirements. Three amenities will be required, such as public gathering space, bicycle parking, pedestrian seating, enhanced pavement, outdoor dining, art features or other amenities approved by Staff.

Applicant Steve Meier, representing SRB Mesquite, LLC, stated that they have been working with the City since February 2025 on this proposed project. There is a lot of interest for this area and they have several potential tenants including a few quick service restaurants and sit-down restaurants. A few of the interested tenants are new to the City.

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

Mr. Casper moved to approve Zoning Application No. Z0925-0416, as recommended by the Planning and Zoning Commission, with certain stipulations and as amended and presented at tonight's meeting, and to approve Ordinance No. 5205, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN THE TOWN EAST RETAIL AND RESTAURANT AREA ("TERRA") OVERLAY DISTRICT WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW A FAMILY ENTERTAINMENT CENTER AND RELATED USES ORDINANCE NO. 5162 TO PLANNED DEVELOPMENT - COMMERCIAL WITHIN THE TERRA OVERLAY DISTRICT WITH A CUP TO ALLOW A FAMILY ENTERTAINMENT

CENTER AND RELATED USES ORDINANCE NO. 5162 AND A CUP TO ALLOW CONFERENCE CENTERS, MAJOR RECEPTION FACILITIES, HOTELS, PARKING GARAGES, GOVERNMENTAL OR MUNICIPAL SPONSORED USES, AND USES PERMITTED BY RIGHT IN THE COMMERCIAL ZONING DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 1738 NORTH TOWN EAST BOULEVARD (ALSO ADDRESSED AS 3000 TOWN EAST MALL); 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. 5205 recorded in Ordinance Book No. 135.)

21

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and SRB Mesquite, LLC, a Texas limited liability company ("Company") and granting to the Company certain economic development incentives, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and administer the agreement on behalf of the City.

**A public hearing was held to consider a resolution approving a Chapter 380 Economic Development Performance Agreement with SRB Mesquite, LLC.**

Kim Buttram, Director of Economic Development stated that the City of Mesquite proposes to enter into an agreement with SRB Mesquite, LLC, to facilitate the commercial development of an 18.6513-acre parcel of land and redevelopment of an existing building at 1738 North Town East Boulevard, as part of the Town East Mall area formerly occupied by Sears.

Ms. Buttram stated that the proposed agreement requires the company to construct a 58,000-square-foot Main Event brand family entertainment business within the former Sears building, opening by December 31, 2026, and with a 10-year lease. Additionally, the Company plans to develop outparcels on the property and conduct extensive site redevelopment including pavement, landscaping, lighting, signage, and amenities to create a beautified and walkable development.

Ms. Buttram stated that the agreement requires the Company to make a minimum capital investment of \$25M by July 1, 2027, with at least three new outparcel sites prepared for development. The City of Mesquite would provide a one-cent State Use and Sales Tax rebate on any qualifying businesses built on the tract by December 31, 2030. The agreement requires that the total Sales and Use Tax paid to the City be at least \$100,000.00 in year one (estimated \$10M in taxable sales); \$150,000.00 in year two (estimated \$15M in taxable sales); and \$200,000.00 in years three - ten (estimated \$20M in taxable sales) to qualify for the incentive.

Ms. Buttram stated that a \$500,000.00 bonus incentive is available to the Company, should the Company secure a 5-year lease for a minimum 6,000-square-foot Vidorra restaurant within the former Sears building by July 1, 2026.

Ms. Buttram presented an overview of a future concept, Phase 2, of the redevelopment. Phase 2 will include a 150-room hotel and a conference center with a parking structure. This development will require a separate agreement.

Applicant Ryan Sloma, representing Four Rivers Capital, presented an overview of the projects within their portfolio. There are several tenants that will be ready to sign a lease by the end of this month.

No one appeared regarding the proposed resolution.

Mr. Casper moved to approve Resolution No. 44-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE, AND ADMINISTER A CHAPTER 380 ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT ("AGREEMENT") FOR SUCH PURPOSES BY AND BETWEEN THE CITY OF MESQUITE ("CITY") AND SRB MESQUITE, LLC, A TEXAS LIMITED LIABILITY COMPANY ("COMPANY"), AND GRANTING TO THE COMPANY CERTAIN ECONOMIC DEVELOPMENT INCENTIVES; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT, AND ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 44-2025 recorded in Resolution Book No. 74.)

City Manager Cliff Keheley entered the meeting.

### **EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:06 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 (Discuss pending litigation); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:09 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

**EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:09 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 (Item No. 22 - Discuss Chapter 212 Development Agreements); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:18 p.m., the City Council reconvened in Open Session.

**EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:18 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. 24 – Discuss an economic development Chapter 380 Agreement amendment for a project at Town East Boulevard and Skyline Drive); 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.

**EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:22 P.M.**

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or value of real property (Item No. 23 – Discuss property located at IH 30 and IH 635); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:29 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

**ADJOURNMENT**

**Mr. Smith moved to adjourn the meeting. Motion was seconded by Mr. Casper and approved unanimously. The meeting adjourned at 9:29 p.m.**

Attest:

Approved:

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Sonja Land, City Secretary

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Daniel Alemán, Jr., Mayor