



City of Mesquite, Texas

Minutes - Final City Council

Monday, July 21, 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 from STAR Transit regarding public transportation ridership numbers and service supplement options.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:01 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; whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:21 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:21 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 20 – Discuss an economic development project at U.S. Highway 80 and Jane Street); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:40 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:40 P.M.

- 2 Receive Economic Development Department quarterly update.

Beverly Abell, Downtown Development Manager, presented an overview of the Downtown Mesquite Vision and Mission Statement. Downtown Mesquite has earned the distinction of being a Nationally Accredited Main Street Program by Main Street America for the sixth consecutive year. Four focus areas for

Downtown Mesquite include Organization, Promotion, Design and Economic Vitality. There are volunteer committees for each focus area that help with projects such as volunteer recruitment and training, State reporting, facade grant application assistance, Small Business Saturday and much more. Downtown Development data includes a 16 percent increase in valuation, 90 jobs created, 21 facade projects, 13 building sales, 4,000 volunteer hours dedicated to Downtown Mesquite, 134 farmers markets, 6 years of national accreditations, 9 statewide awards and a 217 percent increase in digital engagement. The 2025 farmers market season has seen 9,300 visits so far.

Ms. Abell stated that Bear Cave Coffee was one of the first new businesses in Downtown and they have recently sold to Cultivar Coffee Roasting Co. They are keeping the Bear Cave Coffee name and will be increasing the menu and working on new programming as well. Mesquite is in the growth phase of downtown revitalization and has been working to revitalize the downtown area for six years. Surrounding cities such as Rockwall has 17 years of revitalization, McKinney has 22 years, Garland has 23 years, and Denton has 35 years. The revitalization process takes many years and significant funding.

Ms. Abell reviewed the Convention and Visitor's Bureau (CVB) accomplishments during the last quarter. Visitor numbers continue to increase along with visitor spending. CVB has increased by 1,200 followers on Facebook and has doubled their Instagram reach with 4,000 new followers. A stand-out event was the Texas Elks State Association which generated over 500 hotel room nights and the opening of the Mesquite Championship Rodeo saw a 40 percent increase in attendance compared to the previous year. The naming rights for Mesquite Arena was purchased by Gomez Western Wear and the arena has been rebranded as the "Gomez Western Wear Arena." The 8 Second Club, at the arena, has been remodeled and a new restaurant concept, open to the public, has opened named "Rodeo City Provisions."

Ms. Abell stated that Mesquite celebrated Small Business week May 5 through May 10, 2025 with six events. Highlights included a City Proclamation, Student Pitch Night, Entrepreneurs Day, a Young Professionals Mixer, business promotional recordings at BrassOlea Studios and a Farmer's Market spotlight.

Ms. Abell introduced Kim Buttram, Director of Economic Development. She stated that the quarterly updates can be found at www.mesquiteecodev.com under "Reports" and shared a list of major projects that the three divisions are working on in support of City Council Goals and the Economic Strategic Plan.

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

INVOCATION

James Baker, Bishop, Peace Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Citizens Police Academy Alumni Association.

SPECIAL RECOGNITION

3

Recognize Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that the following employees are being honored for their customer service efforts as City of Mesquite employees. They are nominated by City Staff and selected by the City Manager as employees who embody the City's C.A.R.E. message: We place our CITIZENS first, with a professional ATTITUDE, with the RESPECT to understand their needs and with a consistent effort to deliver service in a manner which embodies the principal ETHICS of the City of Mesquite. A brief video was shown highlighting each employee's contribution to the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley presented Certificates of Appreciation to the following employees in honor of their service to the City of Mesquite: Scott Cook, Environmental Code Inspector - Neighborhood Services Department; Sylvia Encinia, Senior Administrative Law Enforcement Coordinator - Mesquite Police Department; Ryan Mobley, Family Violence Detective - Mesquite Police Department; and Violet Rivera, Visit Mesquite Coordinator - Convention and Visitors Bureau/Economic Development Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that the Annual Doggie Splash Day event will be held on Saturday, August 9, 2025, from 9:00 a.m. to Noon, at Vanston Pool, 2913 Oates Drive. There will be lots of fun contests and adorable moments. Proof of current vaccinations will be required for all dogs, and pets must be accompanied by a responsible person age 16 and older. Lifeguards will be on duty, so come enjoy the "dog days of summer."

2. Mr. Green stated that many North Texas cities have noticed an increase in the number of homeless people in their communities. The same thing is happening here in Mesquite. We know that many of you want to help. Your good intentions of giving cash or items directly to the unhoused may actually cause the cycle of homelessness to continue and keep people from getting the long-term help they need. The best way to do that is to work with us. The City has staff, resources and partners available to help connect unsheltered 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."

3. Ms. Rodriguez-Ross stated that once a month, the City publishes a road report in English and Spanish called "Word on the Street." The latest edition includes information about construction on Faithon P. Lucas, Sr., Boulevard and South Parkway. Information is posted as it comes up regarding road closures. Visit www.cityofmesquite.com/WordOnTheStreet to find out more. Also, the Texas Department of Transportation (TxDOT) manages reconstruction and repair for Interstates 635, 30, 20 and Highway 80. You can even sign up to receive alerts about construction on the eastern section of IH-635 by emailing info@635east.com. For more information about TxDOT's construction projects, visit www.DriveTexas.org.

4. Mr. Boroughs announced that tickets are going fast for "Grease" the musical, on stage Sunday, July 27, 2025, at the Mesquite Arts Center, 1527 North Galloway Avenue. This high-energy Mesquite Arts Theatre production brings all the fun, music and nostalgia of the 1950's to life with unforgettable songs like "Summer Nights," "Greased Lightnin'," and "You're the One That I Want." And for those of you who prefer improv comedy, the Mesquite Arts Theatre (MAT) is offering something new in August – two nights of a show called "What's My Line Again?"

See your favorite MAT actors like never before with some off-the-cuff humor on Friday, August 1, 2025, and Saturday, August 2, 2025.

5. Mr. Smith encouraged citizens to visit the Downtown Mesquite Farmers Market this weekend. At the market, 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, 100 West Front Street.

6. Mr. Smith announced that New Light Church, 1300 South Beltline Road, will host the annual Back-to-School Rally on Saturday, July 26, 2025, from 9:00 a.m. to Noon. They will offer free school supplies, haircuts, immunizations, and much more. He thanked Pastor Shaun Rabb and his church for providing this event to the community.

7. Mr. Murden stated that the Annual "Spread the Love" campaign is about halfway through, and we want to give a big thank you to all of you who have donated. This campaign is so important because it helps Mesquite families feed their children over the summer break and into the fall when school is starting. The City works with Sharing Life to gather jars of peanut butter and jelly donated during the campaign to families. We're also asking for donations of alternative butters that are safe for kids with nut allergies, such as sunflower seed butter or pumpkin seed butter. Drop off donations at City Hall, Municipal Center and both Library locations through Labor Day.

8. Mayor Alemán stated that July is National Parks and Recreation Month with a wide variety of activities planned and some special events for our young people. Epic Summer Experience starts this week. This free series is for teen ages 12 to 17 and is a fun and safe way for youth to stay active, make friends, and enjoy their summer break. Join us, from 6:00 p.m. to 8:00 p.m., on Tuesday, July 22, 2025, and July 29, 2025, at Terry Middle School, 2351 Edwards Church Road, and on Thursday, July 24, 2025, and July 31, 2025, at Florence Recreation Center, 2501 Whitson Way. Activities include free food, open gym, raffle prizes, inflatables and crafts. No registration is needed, just show up.

9. Mayor Alemán announced that the deadline to apply for Project LEAD has been extended to Friday, July 25, 2025. This leadership development program for residents is a partnership between the City and Mesquite Independent School District. Participants will develop leadership skills while learning about how local government and schools work together. For more information and to apply, visit www.cityofmesquite.com/ProjectLead.

CITIZENS FORUM

Bruce Sales, 924 Windbell Circle, stated that the Mesquite Police Department, Mesquite Police Association and Mesquite Police Association Charities have teamed up with Mothers Against Drunk Driving (MADD) to provide a safe ride program for individuals in the City of Mesquite in an attempt to prevent intoxicated individuals from getting behind the wheel. They are partnering with local restaurants to post flyers and handout custom coasters with QR codes linking to the free ride program via Lyft.

PUBLIC HEARING RELATING TO THE FISCAL YEAR 2025-26 BUDGET

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

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

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

CONSENT AGENDA**Approval of the Consent Agenda**

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

- 5** Minutes of the regular City Council meeting held July 7, 2025.

Approved on the Consent Agenda.

- 6** An ordinance approving an update of the Annual Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements and Phase Nos. 2-6 Major Improvements for the Polo Ridge Public Improvement District (PID) No. 2 (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Approved on the Consent Agenda.

Ordinance No. 5176, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PHASE #1 IMPROVEMENTS AND PHASES #2-6 MAJOR IMPROVEMENTS FOR THE POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS, ACCEPTING AND APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5176 recorded in Ordinance Book No. 134.)

- 7** An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for authorized improvements for the Iron Horse Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and Updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Approved on the Consent Agenda.

Ordinance No. 5177, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE IRON HORSE PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5177 recorded in Ordinance Book No. 134.)

- 8 An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements, Phase No. 2 Improvements, Phase No. 2 Major Improvements and Phase No. 2 Specific Improvements for the Heartland Town Center Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Approved on the Consent Agenda.

Ordinance No. 5178, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PHASE #1 IMPROVEMENTS, PHASE #2 IMPROVEMENTS, PHASE #2 MAJOR IMPROVEMENTS, AND PHASE #2 SPECIFIC IMPROVEMENTS FOR THE HEARTLAND TOWN CENTER PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5178 recorded in Ordinance Book No. 134.)

- 9 A resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates, approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals, 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 for the Steering Committee.

Approved on the Consent Agenda.

Resolution No. 24-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; 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 FOR THE STEERING COMMITTEE. (Resolution No. 24-2025 recorded in Resolution Book No. 70.)

- 10 Bid No. 2025-073 - Samuell Parks Farms/Scyene Sewer Main Repair/Rehabilitation.
(Authorize the City Manager to finalize and execute a contract with Insituform Technologies, LLC in the amount of \$5,771,805.00.)

Approved on the Consent Agenda.

- 11 Bid No. 2025-101 - Utility Relocation for CSJ 0095-02-096 - U. S. Highway 80 at Beltline Road.
(Authorize the City Manager to finalize and execute a contract with J&L Construction, LLC in the amount of \$1,228,052.55.)
Approved on the Consent Agenda.
- 12 Bid No. 2025-145 - Annual Contract for Mack Truck Parts and Repairs for City Fleet.
(Authorize the City Manager to finalize and execute a contract and any required documents with sole source provider Bruckner Truck Sales, Inc., in an amount not to exceed \$260,000.00. The term of the contract is for a one-year period.)
Approved on the Consent Agenda.
- 13 Bid No. 2025-150 - Roadway Maintenance for Walker Street, Tripp Road and Mariposa Drive.
(Authorize the City Manager to finalize and execute a contract with Texas Materials Group, Inc. in the amount of \$2,742,183.00.)
Approved on the Consent Agenda.
- 14 Authorize an expenditure in the amount of \$97,058.58 to the Mesquite Independent School District (MISD) to acquire new studio production equipment for the operation of the City's Educational Access Channel in accordance with Ordinance No. 4132 (Interlocal Agreement/Operation of Educational Access Channel) and authorize the City Manager to execute payment upon receipt of an itemized invoice.
Approved on the Consent Agenda.

END OF CONSENT AGENDA**APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- 15 Consider appointment of five Regular Members (Position Nos. 1, 3, 5, 7 and 9) to the Youth Advisory Board for terms to expire December 31, 2025, and four Regular Members (Position Nos. 2, 4, 6 and 8) for terms to expire December 31, 2026.

Mr. Casper moved to appoint Janine Fields as Regular Member (Position No. 1), Romeo Ahmad as Regular Member (Position No. 5), Cassandra Morris as Regular Member (Position No. 7), and Alexa Chapman as Regular Member (Position No. 9) for terms to expire December 31, 2025, and Zachary Brimager as Regular Member (Position No. 2), Teresa Jackson as Regular Member (Position No. 4), Letezia Anderson as Regular Member (Position No. 6) and Liza Cenicerros as Regular Member (Position No. 8) for terms to expire December 31, 2026. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS**16**

A. Conduct a public hearing to receive citizen input regarding the proposed 2025-2026 Community Development Block Grant (CDBG) Program budget and adopt the Annual Action Plan.

B. Consider a resolution approving the Community Development Block Grant Program Year 2025-2026 Budget, authorizing the filing of an application for an amount not to exceed \$1,047,108.00 for federal funds under the Housing and Community Development Act and designating the City Manager as Chief Executive Officer and authorized representative for the purpose of giving required assurances and acting in connection with said application.

A public hearing was held regarding the proposed 2025-2026 Community Development Block Grant Program (CDBG) budget and Annual Action Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare an Annual Action Plan in order to receive federal housing and community development funding. The entitlement grant for program year 2025-2026 is \$1,047,108.00. The Action Plan designates the City's proposal on how to spend the grant funds in a given program year to meet the priorities and needs identified in the Consolidated Plan. The 2025-2026 Annual Action Plan states how the City plans to allocate the CDBG funds for Fiscal Year 2026.

Mr. Cao stated that this is the second and final required public hearing to provide opportunity for resident input regarding the proposed 2025-2026 CDBG budget. The first public hearing was conducted on June 16, 2025. Since the first public hearing, staff has made an adjustment to the recommendation for allocation of funds which includes a decrease to Sharing Life Agency Utilities from \$15,000.00 to \$8,250.00, and an increase in Sharing Life Rental Assistance from \$40,000.00 to \$46,750.00.

No one appeared regarding the proposed 2025-2026 CDBG budget and Annual Action Plan.

Mr. Casper moved to approve Resolution No. 25-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2025-2026 BUDGET; AUTHORIZING THE FILING OF AN APPLICATION FOR AN AMOUNT NOT TO EXCEED \$1,047,108.00 FOR FEDERAL FUNDS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT; AND DESIGNATING THE CITY MANAGER AS CHIEF EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR THE PURPOSE OF GIVING REQUIRED ASSURANCES AND ACTING IN CONNECTION WITH SAID APPLICATION. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 25-2025 recorded in Resolution Book No. 70.)

17

A. Conduct a public hearing to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

B. A resolution approving and adopting the PY2025-29 Community Development Block Grant Consolidated Plan as required by the Department of Housing and Urban Development (HUD).

A public hearing was held to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare a three-to-five-year Consolidated Plan in order to receive federal housing and community development funding. The Consolidated Plan is a collaborative process where resident input and strategic planning take place to establish a unified vision for the housing and community development needs and goals for the next five years.

Mr. Cao stated that this is the second and final public hearing. As required, a Public Notice was published on January 23, 2025, in the Daily Commercial Record newspaper for a comment period for the Consolidated Plan. A draft version of the Consolidated Plan has been made available for public viewing in the Community Services Building's lobby. The public comment period ends on July 21, 2025, and no public comments have been received to date.

No one appeared regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

Mr. Green moved to approve Resolution No. 26-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING AND ADOPTING THE PROGRAM YEAR 2025-29 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN. Motion was seconded by Mr. Murden and approved unanimously. (Resolution No. 26-2025 recorded in Resolution Book No. 70.)

18

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners, for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a change of zoning from Planned Development (PD) - Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD - Commercial with a Conditional Use Permit being granted for a brewery, along with modified development standards to allow a light industrial development that includes uses permitted in the Commercial Zoning District, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

(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 with certain stipulations.)

A public hearing was held for Zoning Application No. Z0525-0397.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Comprehensive Plan Amendment and a change of zoning to allow a light industrial development on a 7-acre tract located southeast of Jane Street and the US Highway 80 service road. The proposed development would include a 96,000-square-foot tilt-wall concrete building for commercial uses, warehouse distribution, and light manufacturing. Although not formally a party to the application, the developer is working with a Dallas-based brewery that may occupy a significant portion of the building for brewing and distribution operations. The brewer also envisions using the site for a 7,500-square-foot taproom, food trucks, and/or a restaurant.

Mr. Bailey stated that the Texas Alcoholic Beverage Commission (TABC) allows brewers to serve malt beverages produced at the facility or give samples to customers but only using beverages made by and at the facility. A brewer can sell beverages for off-premise sales. A customer is limited to 288 fluid ounces - or 2.25 gallons - of malt beverage per calendar day. The developer and brewer believe that adding the taproom, restaurant, or food trucks could complement the City's Heritage Trail, where Phase 2 of the trail is currently under construction, along the east side of the property.

Mr. Bailey stated that in order to address site constraints, the applicant has submitted a concept plan and proposed development standards. Key features include:

- Locating the building closer to the west side of the property with a 25-foot setback along Jane Street.
- Placing the truck court on the east side of the building, oriented away from nearby residential neighborhoods to the west.
- Reconstructing Jane Street to a standard that supports the proposed development and improves overall access.
- Ingress to the site from Jane Street across from the church and Loyce Drive.

Mr. Bailey stated that the proposed Planned Development (PD) would permit all uses allowed by-right in the Commercial Zoning District, in addition to warehouse distribution uses. The PD would also allow assembly of finished products or parts, primarily from previously prepared materials, as a permitted use. All other manufacturing uses would require approval through a Conditional Use Permit (CUP). While the applicant requested that the brewery be permitted by-right, the Planning and Zoning Commission approved it with a CUP. City Council has the discretion to approve the PD with the brewery either permitted by-right or subject to a CUP. Should City Council choose to require a CUP, no separate application will be necessary, as it can be approved with the current application.

Applicant Stephen Graham, representing Simple Development Partners, presented an overview of the proposed development and a brief video was shown highlighting the Manhattan Project Beer Company. The proposed development will include a 96,293 square-foot manufacturing facility and a 7,560 square-foot restaurant or taproom. The manufacturing facility will be duplexed to accommodate two separate tenants. Manhattan Beer Project Company is currently North Texas' fastest growing brewery and is planning to occupy half of the manufacturing space for their corporation headquarters with an opportunity for future expansion. They are also planning to occupy the restaurant and taproom building fronting Heritage Trail. Peak occupancy for the restaurant and

taproom, at their Dallas location, is 7:00 p.m. and operations typically close at 10:00 p.m.

Mr. Graham stated that the project includes complete reconstruction of Jane Street including a new storm sewer, new sidewalk with curbs, new 31-foot-wide street, and new irrigated landscape on the east side of Jane Street.

Karl Sanford, Owner of Manhattan Project Beer Company, stated that the manufacturing facility could receive approximately 8 to 12 deliveries per week and will be within normal 8:00 a.m. to 5:00 p.m. business hours. The Manufacturing facility's operating hours will be 7:00 a.m. to 8:00 p.m.

(1) The following persons expressed opposition to the proposed application: (1) Greg Munson, 2202 Norma Drive; (2) Tim Key, 2203 Norma Drive; (3) Pastor Derek Winkley, 2208 US Highway 80 East; (4) Charles Oliver, 2218 Loyce Drive; (5) Tasha Murphy, 2229 Anita Drive; (6) Daniel Martinez, 2205 Anita Drive; (7) Anita Anderson, 2208 US Highway 80; (8) Terry Green, 2208 US Highway 80; (9) Dr. Jack Bachman, 1729 Gross Road; (10) Otilia Foster, 2200 Sybil Drive; (11) Paula Lee Powers, 2852 Appaloosa Lane; (12) Keith Dickson, 2300 Sybil Drive; (13) Isaac Cervantes, 2201 Anita Drive; (14) Rueben Murphy, 2229 Anita Drive; (15) Benito Esquivel, 2204 Sybil Drive; (16) Jose Perez, 2204 Anita Drive; (17) Terri McPherson, 2208 US Highway 80; (18) Deborah Dickson, 2300 Sybil Drive; (19) Gloria Steele, 1130 Thistle Drive; (20) James Seaberry, 2208 US Highway 80; (21) Cindy Munson, 2202 Norma Drive; and (22) Juan Esquivel, 2204 Sybil Drive.

(2) The following persons expressed support for the proposed application: (1) Braxton Adamson, 521 Long Creek Road, Sunnyvale; (2) Sarah Becker, 2201 Amber Springs; (3) Alexander Helgar, 111 South Broad Street; and (4) Cassandra Morris, 4501 Palos Verdes Drive.

(3) The following persons submitted a registration card expressing opposition to the proposed application but did not wish to speak: (1) Billy Walker, 2213 Anita Drive; (2) Allen Galletly; (3) Joyce Williams, 1130 Thistle Lane; (4) Linda Brown, 2908 Dunnbrook Court, Seagoville; (5) Fred Rebeles, 2316 Anita Drive; (6) Graciela Rebeles, 2316 Anita Drive; (7) Jose Alonso, 2221 Sybil Drive; and (8) Gary Lowrey, 2310 Loyce Drive.

(4) The following persons submitted a registration card expressing support for the proposed application but did not wish to speak: (1) Angie Walker, 2213 Anita Drive; and (2) Austin McDaniel, 16125 Weymouth Drive, Frisco.

Ms. Rodriguez-Ross moved to deny Zoning Application No. Z0525-0397. Motion was seconded by Mr. Smith. On call for a vote on the motion, the following votes were cast:

Ayes: Rodriguez-Ross, Smith

Nayes: Alemán, Casper, Boroughs, Green, Murden

Motion failed.

Mr. Casper moved to approve Zoning Application No. Z0525-0397, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5179, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE

FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO LIGHT INDUSTRIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT – LIGHT COMMERCIAL ORDINANCE NO. 2174 AND TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL TO PLANNED DEVELOPMENT – COMMERCIAL, WITH A CONDITIONAL USE PERMIT BEING GRANTED FOR A BREWERY, ALONG WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW A LIGHT INDUSTRIAL DEVELOPMENT THAT INCLUDES USES PERMITTED IN THE COMMERCIAL ZONING DISTRICT, AS WELL AS PERMITTING WAREHOUSE DISTRIBUTION, BEVERAGE MANUFACTURING, AND OTHER MANUFACTURING ON PROPERTY LOCATED AT 2100 EAST U.S. HIGHWAY 80; 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. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Murden, Alemán, Boroughs, Green

Nays: Rodriguez-Ross, Smith

Motion carried. (Ordinance No. 5179 recorded in Ordinance Book No.134.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:30 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. 19 – Discuss an economic development project near Gus Thomasson Road and Oates Drive); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 9:48 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 Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 9:48 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor