



City of Mesquite, Texas

Minutes - Final City Council

Monday, May 5, 2025

5:30 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 - 5:30 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding existing and proposed Small Business Programs.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:01 P.M.

INVOCATION

Michael Edgar, Pastor, The Park Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Students of Moss Elementary School National Elementary Honor Society.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that the Friends of the Mesquite Public Library will host the Spring Book Sale at the Mesquite Main Library, from 9:00 a.m. to 5:00 p.m., on Friday, May 16, 2025, and, from 9:00 a.m. to 3:00 p.m., on Saturday, May 17, 2025. This seasonal event features gently used books and DVDs for reasonable prices. These fundraisers, held twice a year, are vital to the Library as the proceeds are used for programs, prizes, giveaways, artwork and much more at the Library.
2. Mr. Green stated that Mesquite Recycles Day will be held in the front parking lot at Poteet High School, 3300 Poteet Drive, from 8:00 a.m. to Noon, on Saturday, May 17, 2025. Various items will be accepted for recycling including cell phones, batteries, toys, clothes, household items, computers and more. Onsite shredding will also be available. For information, visit www.cityofmesquite.com/MesquiteRecyclesDay.
3. Ms. Rodriguez-Ross invited citizens to Paschall Park, 1001 New Market Road, for Movies in the Park and Touch-a-Truck from 7:00 p.m. to 10:00 p.m., on Friday, May 16, 2025. Multiple City vehicles and trucks will be at the park for kids to climb on and explore. Vehicle operators will be present to answer questions. At dusk, the fun continues with the family-friendly movie, Turbo. Concessions will be available for purchase and attendees are encouraged to bring their lawn chairs and blankets.

4. Mr. Boroughs encouraged citizens to attend a Murder Mystery Dinner, hosted by Historic Mesquite, Inc., at the Mesquite Arts Center, 1527 North Galloway Avenue, from 6:00 p.m. to 9:00 p.m., on Saturday, May 10, 2025. Tickets are \$75.00 for general admission or \$100.00 for VIP reserved seating. The three-act show, performed by professional actors, will have two intermissions to allow attendees time to work together to solve the mystery. Proceeds will benefit projects at Opal Lawrence Historical Park and the Florence Ranch Homestead.
5. Mr. Boroughs stated that several citizens have approached him asking why the City Council does not respond to members of the Police Department when they speak during Citizens Forum regarding public safety pay. He explained that unless the item has been placed on the agenda, the City Council is not allowed by law to address the item. He stated that the City Council and staff are committed to working on this issue.
6. Mr. Smith invited citizens to a Citywide Council District Picnic on the north lawn of the Mesquite Arts Center, 1527 North Galloway Avenue, from 11:00 a.m. to 12:30 p.m., on Saturday, May 17, 2025. Come enjoy food, family-friendly activities and time together with Councilmembers, City staff and neighbors. We hope to see you there!
7. Mr. Murden encouraged citizens to attend a Town Hall Meeting on Tuesday, May 13, 2025, at City Hall, 757 North Galloway Avenue, in Training Rooms A & B, at 6:30 p.m., to discuss rental housing in Mesquite. Discussions will include rental permits, the application process and inspection requirements for single-family, short-term and multifamily rental housing.
8. Mayor Alemán wished everyone a Happy Cinco de Mayo today. He thanked the Parks and Recreation Department and the Hispanic Forum of Mesquite for a great celebration on Saturday.
9. Mayor Alemán recognized former Mayor Stan Pickett who was in attendance at tonight's meeting.
10. Mayor Alemán announced that National Small Business Week will be celebrated this week. He expressed appreciation to all of the small business owners in Mesquite. Small businesses are the backbone of our economy. To celebrate this week, the Business Retention and Expansion team has some great events planned through Saturday, May 10, 2025. If you're interested in growing or starting a business, don't miss Entrepreneurs Day on Wednesday, May 7, 2025, which will feature roundtable sessions, a panel discussion with experienced small business owners and a networking lounge. The Entrepreneurs Day event is free, but you will need to register. Learn more about all the activities planned by visiting www.cityofmesquite.com/SmallBusinessWeek.
11. Mayor Alemán stated that Sunday is Mother's Day and encouraged everyone to honor and spend time with their Mother. He announced that he is looking for the oldest Mother in Mesquite to honor. Last year, a 104-year-old Mother was honored.

CITIZENS FORUM

1. Valerie Shoup, Dallas, shared information regarding the Texas Pace Authority.
2. Jessica Salgado, 313 Rockcrest Drive, expressed concerns regarding competitive pay for the Mesquite Police Department.
3. Bruce Sales, 924 Windbell Circle, expressed concerns regarding pay parity.

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.

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Minutes of the regular City Council meeting held April 21, 2025.

Approved on the Consent Agenda.

- 3 A resolution adopting the City Council’s Strategic Goals and Objectives for Fiscal Year 2025-2026.
- Approved on the Consent Agenda.**
- Resolution No. 14-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING STRATEGIC GOALS AND OBJECTIVES FOR FISCAL YEAR 2025-2026. (Resolution No. 14-2025 recorded in Resolution Book No. 70.)**
- 4 RFQ No. 2024-120 - North Gus Thomasson Road Corridor Study.
(Authorize the City Manager to finalize and execute a contract with LJA Engineering, Inc., in the amount of \$185,000.00.)
- Approved on the Consent Agenda.**
- 5 Bid No. 2025-135 - Playground Safety Surfacing for Valley Creek Park.
(Authorize the City Manager to finalize and execute a contract and any required documents with Robertson Industries, Inc., through Omnia Partners Group and Cooperative Purchasing Contract No. R230202, in an amount not to exceed \$138,526.20.)
- Approved on the Consent Agenda.**
- 6 Bid No. 2025-136 - Annual Supply of Office Products.
(Staff recommends award to Staples Contract and Commercial, Inc., operating as Staples Advantage, through a cooperative purchasing agreement with Sourcewell (formerly National Joint Powers Alliance) Contract No. 070924-SCC, for an estimated annual amount of \$105,000.00. The term of the contract is for a one-year period, with three additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)
- Approved on the Consent Agenda.**
- 7 Bid No. 2025-141 - Purchase of a 2025 LeeBoy 8515E for Streets Division.
(Staff recommends award to ROMCO Equipment Co., LLC, through BuyBoard Contract No. 685-22, in an amount not to exceed \$317,292.89.)
- Approved on the Consent Agenda.**
- 8 Authorize the City Manager to finalize and execute a One to Four Family Residential Contract with Rosemary Lopez f/k/a Rosemary Lara and San Juanita Saldana for the City’s purchase of real property located at 2436 Lindale Lane, Mesquite, TX 75149 for \$250,000.00.
- Approved on the Consent Agenda.**
- 9 Reappoint Rick Mann to the North Texas Municipal Water District (NTMWD)

Board of Directors for a term to expire May 31, 2027.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS

10

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0390, submitted by Steve Meier on behalf of SRB Mesquite, LLC, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow a family entertainment center that will include indoor amusement, games, and activities (SIC 7999b), coin-operated amusement game room (SIC 7993), bowling centers (SIC 793), and major reception facility in the former Sears building located at 1738 North Town East Boulevard (also known 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 of the application.)

A public hearing was held for Zoning Application No. Z0325-0390.

Garrett Langford, Manager of Planning and Zoning, stated that the applicant is requesting a Conditional Use Permit (CUP) to allow Main Event to occupy approximately 58,000 square feet of the first floor of the former Sears building at Town East Mall, located at 1738 North Town East Boulevard. The property is owned by SRB Mesquite, LLC (Elm Creek Investments), which acquired the site in 2020 following the closure of Sears, with the long-term intent to redevelop the site. Main Event represents the first phase of the broader redevelopment effort.

Mr. Langford stated that Main Event offers a variety of attractions, including a full-service restaurant and bar, bowling, laser tag, arcade games, escape rooms, billiards, and meeting/party rooms. The venue typically operates seven days a week, from 11:00 a.m. to 12:00 a.m., with extended hours until 2:00 a.m. on Friday and Saturday. Main Event expects to hire approximately 200 employees. Under the Mesquite Zoning Ordinance (MZO), a CUP is required for several of the entertainment components associated with Main Event, including indoor amusement and games, bowling alleys, arcade rooms, and major reception facilities.

Steve Meier, representing SRB Mesquite, LLC, presented an overview of the redevelopment project. There are several potential tenants showing interest in a pad site. The redevelopment project will include a complete reconfiguration of the parking lot, pad sites near the frontage road, and the creation of green spaces and public spaces.

Applicant Daniel Rebensdorf, representing Dave & Busters and Main Event, stated that the interior of the building has been demolished but construction for the project will not begin until the lease negotiations have been completed.

Vivian Johnson, 4538 Live Oak Drive, expressed concerns regarding on-site security.

Brian Moore, representing Main Event, stated that all 61 Main Event locations have security. During weekends and high volume hours, there will be security officers present. Main Event will also work closely with mall security and local law enforcement.

No others appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z0325-0390, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5162, 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 TO COMMERCIAL WITHIN THE TERRA OVERLAY DISTRICT WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW A FAMILY ENTERTAINMENT CENTER THAT WILL INCLUDE INDOOR AMUSEMENT, GAMES, AND ACTIVITIES, COIN-OPERATED AMUSEMENT GAME ROOM, BOWLING CENTERS, AND MAJOR RECEPTION FACILITY IN THE FORMER SEARS BUILDING LOCATED AT 1738 NORTH TOWN EAST BOULEVARD (AKA 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. 5162 recorded in Ordinance Book No. 134.)

11

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1123-0338, submitted by Jason Shaw with Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a change of zoning from Agricultural to Planned Development - Townhomes with modified planned development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road.

(Two responses in favor and five in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed at the October 21, 2024, and April 7, 2025, City Council meetings.)

A public hearing was held for Zoning Application No. Z1123-0338.

Garrett Langford, Manager of Planning and Zoning, stated that the applicant proposes to develop a four-acre property for an age-restricted townhome community. Each townhome will be situated on a lot ranging from approximately 2,600 to 3,800 square feet, with an anticipated living area of 1,400 square feet. There will be no alleys, and all units will include a front-entry and a one-car garage with a shared driveway between adjacent units. The original proposal included an assisted living facility with up to 48 beds; however, this component has been removed.

Mr. Langford stated that on September 23, 2024, the Planning and Zoning

Commission voted 6-1 (Commissioner Chenault dissenting) to approve a comprehensive plan amendment from Low Density Residential to Medium Density Residential and a zoning change from AG - Agriculture to Planned Development (PD) - Townhomes to allow an age-restricted townhome development with 34 townhomes and an assisted living facility with certain stipulations.

Mr. Langford stated that at the October 21, 2024, City Council meeting, this request was postponed without a date certain to allow the applicant an opportunity to revise the proposal. The applicant has since submitted a revised concept plan with the following changes:

- Removed the assisted living facility
- Increased the number of dwelling units from 34 to 35
- Added a dog park, open space, and pickleball court
- Included an access connection through the adjacent church property
- Added 19 guest parking spaces
- Added an 8-foot precast wall along the western property line

Mr. Langford stated that at the April 7, 2025, City Council meeting, this item was postponed to the May 5, 2025, City Council meeting. The applicant has since submitted a revised concept plan with the following changes:

- Decreased the number of dwelling units from 35 to 26
- Removed the pickleball court
- Added an assisted living facility
- Added a clubhouse

Mr. Langford stated that a revised concept plan was received after the agenda packet was finalized and there was not enough time for staff to re-notice for this request. Therefore, if the City Council chooses to consider the revised concept plan, the item will need to be postponed without a date certain. He stated that 25 percent of the notification area opposes the application. Therefore, a 3/4 vote of all members of the City Council is required for approval.

Applicant Jason Shaw, representing Serenity Senior Living II, LLC, presented an overview of the proposed development, Cornerstone Oaks, which will be an active 55+ adult community with privately-owned townhomes and on-site assisted living facility. Cornerstone Church is located adjacent to the proposed development and per a Memorandum of Understanding, the church will share open space with the proposed development which will include a serenity park, pickle ball courts and a small walking trail. The proposed assisted living facility would care for approximately 16 to 20 residents.

Mr. Shaw stated that a Homeowners Association (HOA) membership will be mandatory for both residential and non-residential uses. The HOA will manage common areas and community shared space as well as the front exterior landscaping of both residential and non-residential properties. HOA covenants will detail and manage the age restriction requirement (55+) in accordance with State and Federal law through a Master Deed/Declaration. An annual audit is to be conducted by the HOA to ensure compliance with this requirement by each resident. Homeowners may lease their homes but must wait 12-months from the date of deed transfer and the lease must be with a resident age 55 or older.

(1) The following persons expressed opposition to the proposed application: (1) Karen Dyer, 2450 Edwards Church Road; and (2) Tammy Jo Strong, 1713 Cool Springs Drive.

(2) Dan Brower, Pastor, Cornerstone Baptist Church, 2829 Clay Mathis Road, expressed support for the proposed application.

No others appeared regarding the proposed application.

Mr. Boroughs moved to deny Zoning Application No. Z1123-0338. Motion was seconded by Mr. Smith. On call for a vote on the motion, the following votes were cast:

Ayes: Boroughs, Smith, Alemán, Casper, Green

Nays: Rodriguez-Ross, Murden

Motion Carried.

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A. Conduct a public hearing under Section 311.003 of the Texas Tax Code to consider approving a second amended Project Plan and Reinvestment Zone Financing Plan for Gus Thomasson Tax Increment Finance Reinvestment Zone (TIRZ) No. Eight, City of Mesquite, Texas (“the Zone”), increasing the total estimated project costs for the Zone, making a finding of feasibility, and other related matters.

B. Consider an ordinance approving a second amended Project Plan and Reinvestment Zone Financing Plan for Gus Thomasson Tax Increment Finance Reinvestment (TIRZ) Zone No. Eight, City of Mesquite, Texas (“the Zone”), increasing the total estimated project costs for the Zone, making a finding of feasibility, providing a repealer clause, providing a severability clause, and providing an effective date.

A public hearing was held to consider an ordinance approving a Second Amended Project Plan and Reinvestment Zone Financing Plan for Gus Thomasson Tax Increment Finance Reinvestment Zone (TIRZ) Number Eight.

Ted Chinn, Director of Finance, stated that the City is currently in year nine of a 20-year TIRZ. On December 18, 2017, the City Council approved an Amended Project Plan and Reinvestment Zone Financing Plan for the Gus Thomasson Tax Increment Finance Reinvestment Zone (TIRZ) No. Eight to expand the contiguous boundaries of the Zone southwest along IH-30 to Big Town Boulevard, and south along Motley Drive to the North Town East Boulevard and Motley Drive intersection, and to update projected revenues and project expenditures.

Mr. Chinn stated that on May 5, 2025, the TIRZ Board of Directors adopted a Second Amended Project Plan and Reinvestment Zone Financing Plan to update the Project Plan since it was last updated on December 18, 2017. The updated Project Plan includes \$185,000.00 for the North Gus Thomasson Road Corridor Study that Council will consider approving on May 5, 2025, as well as several incentive projects related to Chapter 380 Economic Development agreements entered with developers who have either undertaken or will undertake redevelopment or new development projects within the Zone.

Mr. Chinn stated that amendments to a TIRZ Project and Financing Plan can only take effect upon approval by the City Council. In addition, State law requires the City Council to hold a public hearing before approving an amendment if that amendment increases the total estimated project costs. The proposed Second Amended Project Plan and Reinvestment Zone Financing Plan will increase the total estimated project costs as described in Exhibit 1 of the proposed ordinance.

Vivian Johnson, 4538 Live Oak Drive, expressed concerns regarding traffic at the IH-30 bridge.

No others appeared regarding the proposed ordinance.

Mr. Green moved to approve Ordinance No. 5163, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR GUS THOMASSON TAX INCREMENT FINANCE REINVESTMENT ZONE NO. EIGHT, CITY OF MESQUITE, TEXAS (THE "ZONE"), INCREASING THE TOTAL ESTIMATED PROJECT COSTS FOR THE ZONE; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5163 recorded in Ordinance Book No. 134.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:51 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. 15 – Discuss the potential purchase and/or redevelopment of a building in Downtown Mesquite); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 9:23 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:24 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. 14 – Discuss a proposed housing development in Kaufman County on Markout Central Road); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:41 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:42 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. 13 – Discuss the lease of City-owned property located at 3400 McKenzie Road); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:49 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Boroughs and approved unanimously. The meeting adjourned at 9:49 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor