



City of Mesquite, Texas

Minutes - Final City Council

Monday, August 18, 2025

5:00 PM

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

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

PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Discuss proposal from MD Health Pathways for telehealth services for Mesquite residents.
- 2 Discuss the proposed budget and tax rate for Fiscal Year 2025-26.

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

INVOCATION

Jones Doughton, Pastor, First Presbyterian Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the City is working to address homelessness and have launched a campaign called "Give Wisely." Experts advise that giving cash or items directly to the unhoused may actually cause the cycle of homelessness to continue. It might keep people from getting the long-term help they need. To increase public awareness, the City has installed signs at key intersections in Mesquite urging people to work with the City instead of giving directly to panhandlers and the unsheltered. The City has staff, resources, and partners available to help connect unhoused individuals with shelters, support agencies, and their family members or friends. Please visit www.cityofmesquite.com/Homeless to find out how you can volunteer, donate, and "Give Wisely."
2. Mr. Green stated that the City of Mesquite is conducting a Community Survey to gather input from citizens on programs and services. In the first phase, randomly selected residents will receive an invitation to participate in the survey. If you receive a notice – it's not a scam! The survey is being administered by ETC Institute. That's who the email, text message, or direct message through social media will come from.

The survey will open in late September for all residents to provide additional input. All responses are confidential, and participants will have until early October to submit responses. Thank you in advance for participating! This survey is one of the ways we can ensure that the City's priorities align with the needs of our residents. Find out more at www.cityofmesquite.com/CommunitySurvey.

3. Mr. Green invited citizens to attend a District 2 Neighborhood Meeting on Saturday, September 6, 2025, at 10:00 a.m., at Florence Recreation Center, 2501 Whitson Way.

4. Ms. Rodriguez Ross announced that the Mesquite Animal Shelter will participate in the "National Clear the Shelters" campaign on Saturday, August 23, 2025. From 10:00 a.m. to 5:30 p.m. that day, the Shelter is hosting a special one-day adoption event – waiving all fees. In addition to the one-day event, the Shelter is offering a special spin-the-wheel promotion for all available animals in August in which adopters can spin the wheel to see what the fee for their new pet will be – ranging from \$10.00 to \$40.00.

5. Mr. Boroughs encouraged citizens to visit the Downtown Mesquite Farmers Market, where you will 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 stated that there is only two weeks left for the "Annual Spread the Love" campaign. Through this important campaign, jars of peanut butter, seed butter and jelly are collected and distributed by Sharing Life to families. With food prices still on the rise, every contribution makes a difference. Drop off donations, through Labor Day, at City Hall, Municipal Center, or at both libraries. Thank you to all who have already donated.

7. Mr. Murden wished everyone a fun and safe Labor Day holiday, coming up in a couple of weeks. This patriotic holiday celebrates the source of our nation's strength – American workers. All City of Mesquite offices will be closed on Monday, September 1, 2025, but Commercial and Residential trash will be collected. Residential recycling will not be collected. It will resume on the next scheduled collection day. Commercial recycling will be collected as usual. And, because of Labor Day, the City Council will not have its regularly scheduled first-Monday meeting that day. Instead, the City Council meeting will be held on Tuesday, September 2, 2025. Find out more about the City's holiday closures and service impacts at www.cityofmesquite.com/holidays.

8. Mayor Alemán invited citizens to the next Town Hall Tuesday meeting on September 9, 2025, at 6:30 p.m., at City Hall, in Training Rooms A and B. City Manager Cliff Keheley will lead the meeting, which will include a questions-and-answer session and cookies, and discuss capital improvement projects, programs, budget, and other initiatives.

CITIZENS FORUM

Larry Good, 2621 Monticello Drive, expressed concerns regarding various issues in his neighborhood.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green requested that Item No. 18 be removed from the Consent Agenda to be considered separately. Mr. Casper moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Green and approved unanimously.

3

Minutes of the regular City Council meeting held August 4, 2025.

Approved on the Consent Agenda.

- 4 An ordinance amending Chapter 20 (Boards, Commissions, and Committees), Article V (Advisory Boards, Commissions, and Committees), by revising Division 8 (Youth Advisory Board), for the purpose of adding two additional Regular Member positions to the Mesquite Youth Advisory Board for a total of eleven Regular Member positions, making certain other related additions or deletions, and authorizing transitional provisions for new board member terms.

Approved on the Consent Agenda.

Ordinance No. 5182, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE, CHAPTER 20 (BOARDS, COMMISSIONS, AND COMMITTEES); ARTICLE V (ADVISORY BOARDS, COMMISSIONS, AND COMMITTEES) BY REVISING DIVISION 8 (YOUTH ADVISORY BOARD) FOR THE PURPOSE OF ADDING TWO ADDITIONAL REGULAR MEMBER POSITIONS TO THE MESQUITE YOUTH ADVISORY BOARD FOR A TOTAL OF ELEVEN REGULAR MEMBER POSITIONS; MAKING CERTAIN OTHER RELATED ADDITIONS OR DELETIONS; AND AUTHORIZING TRANSITIONAL PROVISIONS FOR NEW BOARD MEMBER TERMS; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5182 recorded in Ordinance Book No. 134.)

- 5 Bid No. 2025-102 - Military Parkway Trail.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, Inc., in the amount of \$839,205.00.)

Approved on the Consent Agenda.

- 6 RFP No. 2025-152 - Professional Auditing Services and Annual Comprehensive Financial Report (ACFR) Preparation Services.
(Authorize the City Manager to finalize and execute a contract with Forvis Mazars, LLP, in the amount of \$150,000.00 for fiscal year 2026 with a 3.18 percent average annual increase through 2030. The term of this contract is for a one-year period, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 7 Bid No. 2025-153 - Northwest Drive Screening Wall Reconstruction.
(Authorize the City Manager to finalize and execute a contract with Niyam, LLC. in the amount of \$406,384.12.)

Approved on the Consent Agenda.

- 8 RFP No. 2025-158 - Evans Recreation Center - Sports Flooring.
(Authorize the City Manager to finalize and execute a contract with Vector Concepts, Inc., through BuyBoard Contract No. 737024, in the amount of \$113,653.53.)

Approved on the Consent Agenda.

- 9 Bid No. 2025-175 - Purchase of Three Police Interceptors.
(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed

\$159,610.50.)

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute Amendment No. 4 to the Interlocal Agreement with the Dallas County Hospital District dba Parkland Health and Hospital System for BioTel/EMS System Social Work and Emergency Medical Technician (EMT)/Paramedic Support for the Southeast Alliance Community Care Team for a total amount not to exceed \$554,288.00, and renewing the agreement through September 30, 2026, subject to annual appropriation of funds.

Approved on the Consent Agenda.

- 11 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Garver, LLC., an Arkansas limited liability company authorized to conduct business in Texas, for the McKenzie Road Extension Design, in the amount of \$454,737.00.

Approved on the Consent Agenda.

- 12 Authorize the City Manager to finalize and execute all necessary documents for the acquisition of property located at 4503 Oates Drive, Mesquite, Texas, in the amount of \$160,000.00, and to take all actions necessary to complete the purchase.

Approved on the Consent Agenda.

- 13 Authorize the City Manager to finalize and execute Supplemental Agreement No. 7 to the Interlocal Agreement with STAR Transit to provide public transportation services in the estimated amount of \$553,849.00 for Fiscal Year 2026.

Approved on the Consent Agenda.

- 14 Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Manager Cliff Keheley.

Approved on the Consent Agenda.

- 15 Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Secretary Sonja Land.

Approved on the Consent Agenda.

- 16 Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Attorney David Paschall.

Approved on the Consent Agenda.

- 17 Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and Municipal Court Judge Detra Hill.
- Approved on the Consent Agenda.

CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY

- 18 Reappoint Kelly K. Crawford (Position 1) and Stan Pickett (Position 3) to the Spradley Farms Improvement District of Kaufman County Board of Directors for terms to expire August 19, 2029.
- Mr. Green moved to reappoint Stan Pickett (Position 3) to the Spradley Farms Improvement District of Kaufman County Board of Directors for a term to expire August 19, 2029. Motion was seconded by Mr. Murden and approved unanimously.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 19 Consider appointment of one Regular Member (Position No. 10) to the Youth Advisory Board for a term to expire December 31, 2026, and one Regular Member (Position No. 11) for a term to expire December 31, 2025.
- Mr. Casper moved to appoint Marykay Aguilar as a Regular Member (Position No. 10) to the Youth Advisory Board for a term to expire December 31, 2026, and Daniel Perez as a Regular Member (Position No. 11) for a term to expire December 31, 2025. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES AND ITEMS RELATING TO THE FISCAL YEAR 2025-26 BUDGET:

- 20 An ordinance providing funds for the 2025-26 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget.
- (This item was postponed at the August 4, 2025, City Council meeting.)
- Mr. Casper moved to approve Ordinance No. 5183, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FUNDS FOR THE 2025-26 FISCAL YEAR BY ADOPTING AND APPROVING THE BUDGET FOR SAID PERIOD AND APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES OF THE CITY FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF VARIOUS DEPARTMENTS AND ACTIVITIES OF THE CITY, FOR CAPITAL AND OTHER IMPROVEMENTS OF THE CITY AND FOR ALL OTHER EXPENDITURES INCLUDED IN SAID BUDGET; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5183 recorded in Ordinance Book No. 134.)

- 21 An ordinance ratifying the property tax revenue increase reflected in the 2025-26 Fiscal Year budget for said period.
(This item was postponed at the August 4, 2025, City Council meeting.)
- Mr. Casper moved to approve Ordinance No. 5184, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE 2025-26 FISCAL YEAR BUDGET FOR SAID PERIOD; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 5184 recorded in Ordinance Book No. 134.)
- 22 A. Conduct a public hearing regarding the proposed Fiscal Year 2025-26 ad valorem tax rate of \$0.730000 per \$100 assessed valuation.
- B. An ordinance levying the ad valorem taxes for tax year 2025 (Fiscal Year 2025-26) at a rate of \$0.730000 per \$100 assessed valuation.
- A public hearing was held regarding the proposed Fiscal Year 2025-26 ad valorem tax rate of \$0.730000 per \$100 assessed valuation.
- Ted Chinn, Director of Finance, stated that the proposed tax rate of \$0.730000 per \$100 of assessed valuation exceeds the calculated no-new-revenue tax rate of \$0.695884 and therefore, will require at least 60 percent (5 or more) of the City Councilmembers to vote in favor of the proposed tax rate. The proposed tax rate is higher than the current tax rate of \$0.690000 and will raise taxes for Maintenance and Operation on a \$100,000.00 home by approximately \$39.61.
- Mr. Chinn stated that if the required majority cannot be reached and the governing body fails to adopt the proposed tax rate, then by State law, the City may not adopt a rate that exceeds the voter-approval tax rate of \$0.704692.
- Ron Ward, expressed support for the proposed FY 2025-26 ad valorem tax rate.
- No others appeared regarding the proposed Fiscal Year 2025-26 ad valorem tax rate of \$0.730000 per \$100 valuation.
- Mr. Casper stated, "I move that the property tax rate be increased by the adoption of a tax rate of \$0.730000 per \$100 of valuation, which is effectively a 5.8 percent increase in the tax rate." and to approve Ordinance No. 5185, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2025 AT A RATE OF \$0.730000 PER \$100.00 ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, ON JANUARY 1, 2025, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR PLACE OF PAYMENT; APPROVING THE 2025 TAX ROLLS AND ANY SUPPLEMENT THERETO; PROVIDING CERTAIN EXEMPTIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF. Motion was seconded by Mr. Green. On call for a vote on the motion, the following votes were cast:
- Ayes: Casper, Green, Alemán, Boroughs, Smith, Murden
Nays: Rodriguez-Ross

Motion carried. (Ordinance No. 5185 recorded in Ordinance Book No. 134.)

23 A resolution ordering a General Election on November 4, 2025, for the purpose of electing a Mayor and Councilmembers for Places 1, 2, 3, 4, 5, and 6.

Mr. Boroughs moved to approve Resolution No. 28-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ORDERING A GENERAL ELECTION ON NOVEMBER 4, 2025, FOR THE PURPOSE OF ELECTING A MAYOR AND COUNCILMEMBERS FOR PLACES 1, 2, 3, 4, 5, AND 6. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Resolution No. 28-2025 recorded in Resolution Book No. 70.)

24 A resolution ordering a Special Election on November 4, 2025, for the purpose of submitting a proposed tax rate that exceeds the voter-approval tax rate for the 2025 tax year.

Mr. Boroughs moved to approve Resolution No. 29-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ORDERING A SPECIAL ELECTION ON NOVEMBER 4, 2025, FOR THE PURPOSE OF SUBMITTING A PROPOSED TAX RATE THAT EXCEEDS THE VOTER-APPROVAL TAX RATE FOR THE 2025 TAX YEAR. Motion was seconded by Mr. Casper and approved unanimously. (Resolution No. 29-2025 recorded in Resolution Book No. 70.)

PUBLIC HEARINGS

25 Conduct a public hearing and consider a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee in proportion to the demand created by a new development located at 880 IH-30.

A public hearing was held to consider a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee in proportion to the demand created by a new development located at 880 IH-30.

Adam Bailey, Director of Planning and Development Services, stated that the property owner, James Best, is proposing to construct a new 14,597-square-foot office building on approximately seven acres located at 880 IH-30, within the City of Mesquite. Mr. Best currently owns and operates the Best Law Center at 870 IH-30, located in the City of Garland. His total landholding includes approximately 14 acres, split evenly between Garland (north half) and Mesquite (south half). The proposed office development will be located on the Mesquite portion of the property.

Mr. Bailey stated that Mr. Best has obtained a grading permit and has begun site preparation work. As part of the building permit review, staff assessed impact fees based on the City's impact fee ordinance. The following fees were calculated based on the proposed development characteristics:

Roadway Impact Fee	\$28,006.13	14,597-square-foot office building
Water Impact Fee	\$31,036.00	1-2-inch water domestic meter
Water Impact Fee	\$9,698.75	1-1.5-inch water irrigation meter
Sanitary Sewer Impact Fee	\$23,236.00	1-2-inch water meter
Total Impact Fees	\$91,976.88	

Mr. Bailey stated that Section 7.5-15 of the City Code governs the impact fee appeals process. While the applicant has paid the assessed impact fees and obtained the building permit, they have submitted a request to appeal, asserting that the fees are not proportional to the project's demand on City infrastructure or the benefit received. However, no supporting analysis or justification was provided in the request to substantiate this claim.

Wesley Johnson, representing James Best, reviewed the development and expressed support for approval of the request.

No others appeared regarding the request.

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. 25).

City Council adjourned into Executive Session in the Council Conference Room at 8:00 p.m. After the closed meeting ended at 8:08 p.m., City Council reconvened into Open Session.

Mr. Boroughs moved to deny a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee in proportion to the demand created by a new development located at 880 IH-30. Motion was seconded by Mr. Murden and approved unanimously.

26

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a change of zoning from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district, to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district, and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property ID Numbers 227047 and 227048).

(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. Z0125-0379.

Adam Bailey, Director of Planning and Development Services, stated that he applicant, QuikTrip, is requesting a change of zoning to establish a Planned Development-Light Commercial (PD-LC) district on approximately 3.4 acres at the northwest corner of FM 740 and IH-20. The proposed development includes a QuikTrip convenience store with fuel sales and a separately operated Bubble Bath tunnel carwash. While both will be owned by QuikTrip, the carwash will be on a separate lot. QuikTrip acquired Bubble Bath Carwash in 2023 to expand its

presence in the carwash market.

Mr. Bailey stated that the PD-LC is being requested in lieu of standard Light-Commercial zoning with a Conditional Use Permit to allow modifications to separation requirements and development standards. These include the following:

- Increase the number of fueling positions from 8 to 20.
- Reduce separation requirements from residentially zoned properties.
- Allow a multi-tenant pole sign up to 50 feet in height and 250 square feet in area.
- Increase the minimum landscaping requirement from 10 percent to 20 percent of the lot area.
- Waive the screening wall requirement adjacent to agriculturally zoned properties.
- Require all fencing to be limited to wrought iron.
- Allow off-premise signage for businesses within the PD-LC district.
- Require 35 percent façade transparency for the convenience store (not applicable to the carwash).

Applicant Corey Vaughn, representing QuikTrip, presented an overview of the proposed development. The carwash will have a stacking capacity of approximately 19 to 20 cars. During peak hours, traffic will be directed back to the QuikTrip.

No one appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. Z0125-0379 as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5186, 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 ZONE TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL TO ALLOW A CONVENIENCE STORE WITH FUEL SALES AND A TUNNEL CARWASH WITH MODIFIED DEVELOPMENT STANDARDS, INCLUDING PERMITTING A TUNNEL CARWASH WITHIN THE REQUIRED 100-FOOT SEPARATION FROM A RESIDENTIAL ZONING DISTRICT, AND TO INCREASE THE MAXIMUM NUMBER OF VEHICLE FUELING POSITIONS TO 20 FUELING POSITIONS ON APPROXIMATELY 3.4 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF IH-20 AND FM-740 (KCAD PROPERTY IDENTIFICATION NUMBERS 227047 AND 227048); 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. Green and approved unanimously. (Ordinance No. 5186 recorded in Ordinance Book No. 135.)

PUBLIC HEARING AND CONSIDER APPROVAL OF THE FOLLOWING ORDINANCES RELATING TO THE PROPOSED NEW DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT):

27

Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance (MZO) by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts, containing new or

amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

(The Planning and Zoning Commission recommends approval with certain stipulations.)

28

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for: (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite "DM" Special Purpose Zoning District (DM-District) classification for all properties with frontage on Military Parkway and West Scyene Road between the east right-of-way line of IH-635 and South Carmack Street; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Avenue to the north, South Florence Street to the east, Holley Park Drive to the south, and South Carmack Street to the west, all as more particularly shown on the accompanying map.

(Four responses in favor and seven 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.)

29

Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance (MZO) by revising Appendix C - Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

(The Planning and Zoning Commission recommends approval with certain stipulations.)

30

An ordinance amending Chapter 13 of the City Code covering the sign components of the Downtown Mesquite "DM" Special Purpose Zoning District (DM-District).

Mayor Alemán abstained from discussion on Item Nos. 27, 28, 29, and 30 and left the meeting. Mayor Pro Tem Casper presided over the meeting in Mayor Alemán's absence.

A public hearing was held for Item No. 27 - Zoning Text Amendment No. 2025-02; Item No. 28 - Zoning Application No. Z0725-0405; and Item No. 29 - Zoning Text Amendment No. 2025-03; and Item No. 30 - an ordinance amending Chapter 13 of the City Code regarding sign components.

Adam Bailey, Director of Planning and Development Services, stated that the City of Mesquite is proposing Zoning Text Amendment No. 2025-02 to the Mesquite Zoning Ordinance (MZO) to establish a new Downtown Mesquite Special Purpose Zoning District ("DM-District"). This new district will include three Character Subdistricts: Downtown Mesquite-Core (DM-C), Downtown Mesquite-Mixed-Use (DM-MU), and Downtown Mesquite-Edge (DM-E). The purpose of the DM-District is to guide redevelopment and revitalization efforts in Downtown Mesquite and surrounding areas by fostering a pedestrian-oriented, mixed-use environment with updated standards for land use, site design, building form, parking, signage, landscaping, and design guidelines. The DM-District is a mixed-use zoning district that will The zoning change applies to approximately 268 acres generally bounded by McKinney Avenue to the north, South Florence Street to the east, Holley Park Drive to the south, and South Carmack Street to the west, as well as all properties with frontage along Military Parkway and West Scyene Road between IH-635 and South Carmack Street.

Mr. Bailey stated that development of the proposed zoning district was guided by the vision to make Downtown Mesquite an energized, creative, and authentic destination, and was based on extensive public engagement. Between December 2023 and July 2025, the City hosted a series of outreach activities, including two in-person open houses (December 7, 2023 and June 24, 2025), tabling events at the Downtown Farmers Market, a City Council Work Session (July 7, 2025), and a Virtual Open House (July 10, 2025). These efforts sought to ensure diverse community input on topics such as permitted uses, design standards, and the character of future development. Feedback received through these events was used to refine ordinance language, adjust development standards, and finalize subdistrict boundaries. The resulting DM-District ordinance provides a tailored framework that balances economic opportunity, urban design, and preservation of Mesquite's historic core.

Mr. Bailey reviewed the development standards and permitted used for each district.

Mr. Bailey stated that the City of Mesquite is proposing a Comprehensive Plan Amendment and Zoning Map Amendment to implement the newly adopted Downtown Mesquite (DM) Special Purpose Zoning District. This initiative affects approximately 268 acres, including the historic downtown core and surrounding areas, generally bounded by McKinney Avenue, South Florence Street, Holley Park Drive, and South Carmack Street, as well as properties fronting Military Parkway and West Scyene Road between IH-635 and South Carmack Street. The amendments follow the adoption of Zoning Text Amendment ZTA 2025-02, which established the DM District and its three subdistricts: DM-Core (DM-C), DM-Mixed-Use (DM-MU), and DM-Edge (DM-E). The new zoning replaces outdated classifications and promotes walkability, mixed-use development, and reinvestment. A corresponding amendment to the Future Land Use Map designates the area as the "Downtown Special Planning Area" to reflect its strategic role in the City's redevelopment goals.

Mr. Bailey stated that the City of Mesquite is proposing Zoning Text Amendment ZTA 2025-03 to repeal the Central Business (CB) zoning district and the Military Parkway-Scyene Corridor (MP-SC) Overlay District from the Mesquite Zoning Ordinance (MZO). This follows the establishment of the new Downtown Mesquite (DM) Special Purpose Zoning District and the proposed rezoning of approximately 268 acres to the DM District and its subdistricts. With this updated zoning framework in place, the CB and MP-SC districts are now obsolete.

Mr. Bailey stated that the amendment ensures consistency within the MZO by removing outdated references and eliminating redundant code. It modifies several sections of the MZO, including district listings, permitted uses, development and parking standards, and overlay provisions. The permitted use table in Section 3-203 will be reformatted to remove the CB District, correct clerical errors, and clarify references to special conditions-without changing which uses are permitted or require a conditional use permit. A new section, along with updated sign regulations, is being added to the sign ordinance Section 13-76 for specific sign types that are compatible with the downtown character.

Mr. Bailey stated that the proposed rezoning will result in some legal nonconforming uses-businesses or structures that were legally established under prior regulations but no longer conform to the new standards. Under the Mesquite Zoning Ordinance (MZO), such uses may continue operating but cannot be expanded or re-established if intentionally discontinued for six months or more. The ordinance also outlines how nonconforming structures and sites may be maintained or rebuilt, subject to current standards. In addition to local provisions, Section 211.019 of the Texas Local Government Code protects property owners and tenants affected by zoning changes. If the City seeks to terminate a nonconforming use, it must either compensate for lost value and direct costs or allow continued operation until those losses are recovered. The law sets clear procedures for notice, remedies, appeals, and judicial review, emphasizing the balance between city planning objectives and property rights.

Mr. Bailey stated that the City of Mesquite is proposing amendments to Chapter 13 of the City Code to create signage regulations tailored to the newly adopted Downtown Mesquite (DM) Special Purpose Zoning District. These updates, separate from the Mesquite Zoning Ordinance, introduce Section 13-76, which outlines permitted sign types, design standards, and placement guidelines for the DM District's subdistricts: DM-Core, DM-Mixed-Use, and DM-Edge.

Mr. Bailey stated that the proposed regulations allow sign types that complement downtown's character such as blade signs, ghost signs, murals, and A-frame signs and set expectations for their size, materials, and lighting. The goal is to enhance walkability, preserve historic aesthetics, and support a vibrant streetscape by aligning signage with the DM District's design approach.

No one appeared regarding Item No. 27 - Zoning Text Amendment No. 2025-02; Item No. 28 - Zoning Application No. 20725-0405; and Item No. 29 - Zoning Text Amendment No. 2025-03; and Item No. 30 - an ordinance amending Chapter 13 of the City Code regarding sign components.

Mr. Boroughs moved to approve the following items:

Zoning Text Amendment No. 2025-02, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5187, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2025-02, THEREBY REVISING APPENDIX C – ZONING ORDINANCE, REVISING PART 4 TO BE RETITLED (PD, SPECIAL PURPOSE ZONING DISTRICTS, AND OVERLAY DISTRICTS); AND ADDING NEW 4-1600 (DOWNTOWN MESQUITE SPECIAL PURPOSE ZONING DISTRICT) FOR THE PURPOSE OF ADDING REGULATIONS FOR THE NEWLY CREATED DOWNTOWN MESQUITE SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT) AND ITS SUB-DISTRICTS; AND OTHER GENERAL UPDATES RELATED THERETO; PROVIDING CONFLICTS RESOLUTION, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5187 recorded in Ordinance Book No. 134.);

Zoning Application No. Z0725-0405, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5188, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTIES DESCRIBED BELOW TO DOWNTOWN SPECIAL PLANNING AREA; AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FOR THE PROPERTIES DESCRIBED BELOW FROM THEIR CURRENT ZONING CLASSIFICATIONS AND ZONING OVERLAY TO THE DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT) CLASSIFICATION, INCLUDING THE CORE (DM-C), MIXED-USE (DM-MU), AND EDGE (DM-E) SUBDISTRICTS; THE OVERALL DM-DISTRICT AREA INCLUDES ALL PROPERTIES WITH FRONTAGE ON MILITARY PARKWAY AND WEST SCYENE ROAD BETWEEN THE EAST RIGHT-OF-WAY LINE OF IH-635 AND SOUTH CARMACK STREET; AND THE AREA GENERALLY REFERRED TO AS THE MESQUITE DOWNTOWN AND THE SURROUNDING AREA TO GENERALLY INCLUDE ALL PROPERTIES BOUNDED BY MCKINNEY AVENUE TO THE NORTH, SOUTH FLORENCE STREET TO THE EAST, HOLLEY PARK DRIVE TO THE SOUTH, AND SOUTH CARMACK STREET TO THE WEST, ALL AS MORE PARTICULARLY SHOWN ON THE ACCOMPANYING MAP; 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. (Ordinance No. 5188 recorded in Ordinance Book No. 134.);

Zoning Text Amendment No. 2025-03, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5189, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2025-03, THEREBY REVISING APPENDIX C – ZONING ORDINANCE, PART 1A (LANDSCAPING, BUFFERING AND SCREENING, AND TREE PRESERVATION) AS SUCH REVISIONS RELATE TO THE DM-DISTRICT; AND PART 3 (NONRESIDENTIAL DISTRICTS) FOR THE PURPOSE OF REPEALING THE CENTRAL BUSINESS (CB) ZONING DISTRICT; AND REPEALING 4-900 (MILITARY PARKWAY-SCYENE CORRIDOR OVERLAY DISTRICT) FOR THE PURPOSE OF DELETING THE REGULATIONS FOR THE OVERLAY DISTRICT AS IT HAS BEEN REMOVED AND REZONED; SAID DISTRICTS HAVE BEEN REPEALED AND REPLACED WITH A NEW DISTRICT AND SUB-DISTRICTS IN ZTA NO. 2025-02, AND THE PROPERTIES HAVE BEEN REZONED

IN ZONING MAP AMENDMENT FILE NO. Z0725-0405; AND MAKING OTHER GENERAL UPDATES RELATED THERETO; PROVIDING CONFLICTS RESOLUTION, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5189 recorded in Ordinance Book No. 135.);

And to approve Ordinance No. 5190, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 13 OF THE MESQUITE CITY CODE BY MAKING CERTAIN ADDITIONS AND DELETIONS THEREBY COVERING THE SIGN COMPONENTS OF THE DOWNTOWN MESQUITE SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT); PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5190 recorded in Ordinance Book No. 135.)

Motion was seconded by Ms. Rodriguez-Ross. On call for a vote on the motion, the following votes were cast:

Ayes: Boroughs, Rodriguez-Ross, Casper, Green, Murden, Smith
Nays: None
Abstention: Alemán

Motion carried.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross. On call for a vote on the motion, the following votes were cast:

Ayes: Green, Rodriguez-Ross, Casper, Boroughs, Murden, Smith
Nays: None
Absent: Alemán

Motion carried.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor