



City of Mesquite, Texas

Minutes - Final City Council

Monday, January 5, 2026

5:00 PM

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

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

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding Water Loss Study.
- 2 Receive presentation regarding the results of the 2025 Community Attitude and Satisfaction Survey.
- 3 Receive annual ethics training.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:02 P.M.

INVOCATION

Ron Ward, Pastor, A Church Without Walls, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Youth Council.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper thanked the Mesquite Police and Fire Departments for helping residents safely celebrate the New Year. Both departments conducted specialized patrols to monitor illegal fireworks usage and DWI concerns. Mesquite Police Officers confiscated more than 46 pounds of fireworks, seized two firearms and made two arrests for discharge of a firearm. Officers made six DWI arrests but reported no accidents as a result of these offenses. The Mesquite Fire Department worked two major structure fires, which do not seem to be related to fireworks. No injuries were reported because of fireworks or gunfire. These numbers are improved over last year's statistics, which is progress. He thanked officers, firefighters, Dispatch personnel and call center volunteers for their dedication and service to the community.

2. Mr. Green stated that the next Teen Turnout event is scheduled for Saturday, January 17, 2026, at 6:00 p.m., at Dunford Recreation Center, 1015 Green Canyon Drive. Teen Turnout is a series of events designed for youth ages 12 to 17. Teens can enjoy music, games, open gym, video games, food, crafts and more with their friends, all for free. Registration is on site. Also, the Parks and Recreation Department is now offering a Teen Membership for youth to relax and unwind at Dunford after a long school day. Cost is \$20.00 for residents and \$30.00 for non-residents per year. Teens will have access to the gym, weight room and a special teen activity room on weekdays until 9:00 p.m.
3. Ms. Rodriguez-Ross stated that winter weather can be very dangerous and the WARM program needs your help. WARM stands for "Weather Activated Relief for Mesquite." The program provides temporary accommodations for unsheltered individuals during extreme weather conditions. WARM is sponsored by Sharing Life, the Mesquite Ministerial Alliance and the City but more financial donations are needed. Please visit Sharing.Life/WARM to donate or learn more.
4. Mr. Hubacek encouraged citizens to participate in a special event benefitting Keep Mesquite Beautiful (KMB), Inc., on Thursday, January 22, 2026, from 11:00 a.m. to 9:00 p.m., at On the Border, 1414 Gross Road. KMB will receive 20 percent of sales for dine-in, pick up, online orders or catering when you mention the organization name at check out or use a special code when ordering online. KMB will also be hosting a membership drive at the restaurant that day from 7:00 p.m. to 9:00 p.m. For more information and to order ahead, visit www.KeepMesquiteBeautiful.org and click on Membership.
5. Mr. Smith encouraged citizens to attend the next Town Hall Meeting on January 27, 2026, at City Hall, 757 North Galloway Ave., Training Rooms A & B, from 6:30 p.m. to 7:30 p.m. Citizens will receive updates on Animal Services and the efforts to provide care and find forever homes for our furry friends.
6. Mr. Murden encouraged citizens to recycle their live Christmas trees. Fir trees are biodegradable, which means they can be reused or recycled for mulch and other purposes. Either place your tree for collection at the curb or drop it off at the Compost Facility and Convenience Center, 3550 Lawson Road. The trees will be chipped into mulch and used in City parks and green spaces.
7. Mr. Murden invited citizens to a District 6 Neighborhood Meeting on Saturday, January 31, 2026, at 10:00 a.m., at Keystone Church, 1575 Clay Mathis Road.
8. Mayor Alemán wished everyone a very Happy New Year. He encouraged citizens to "save the date" for the State of the Community event on Thursday, February 12, 2026, at the Mesquite Arts Center, 1527 North Galloway Avenue. Doors open at 5:30 p.m. and the event begins at 6:00 p.m. He will be a part of a panel discussion along with Mesquite Independent School District Superintendent Dr. Ángel Rivera, Dallas College – Eastfield Campus President Dr. Eddie Tealer and Mesquite Chamber of Commerce President Alexander Helgar. The evening will end with a short reception. Successes from last year will be celebrated and plans for 2026 will be discussed.

CITIZENS FORUM

1. Ron Ward, 430 Running Brook Lane, spoke regarding budget priorities and Council candidates.
2. Ms. Rovelo expressed concerns regarding water availability and conservation efforts for the long term.
3. Edgar Silva, 3404 Mountcross Road, expressed concerns regarding pungent odors in his neighborhood.

CONSENT AGENDA

Approval of the Consent Agenda

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

- 4 Minutes of the regular City Council meeting held December 15, 2025, and Special City Council meeting held December 22, 2025.

Approved on the Consent Agenda.

- 5 A resolution authorizing the adoption of the City of Mesquite Hazard Mitigation Action Plan.

Approved on the Consent Agenda.

Resolution No. 01-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ADOPTION OF THE CITY OF MESQUITE HAZARD MITIGATION ACTION PLAN 2026. (Resolution No. 01-2026 recorded in Resolution Book No. 74.)

- 6 A resolution authorizing the City Manager to finalize and execute the Dallas County Capital Improvement Project Specific Agreement (PSA) to the Master Agreement governing Major Capital Transportation Improvement Program (MCIP) for the purpose of constructing transportation improvements on the La Prada Drive Major Capital Improvement Program (MCIP) Project 11904 from Motley Drive to Pinehurst Lane within the City of Mesquite.

Approved on the Consent Agenda.

Resolution No. 02-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE DALLAS COUNTY CAPITAL IMPROVEMENT PROJECT SPECIFIC AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROGRAM FOR THE PURPOSE OF CONSTRUCTING TRANSPORTATION IMPROVEMENTS ON THE LA PRADA DRIVE MAJOR CAPITAL IMPROVEMENT PROGRAM (MCIP) PROJECT 11904 FROM MOTLEY DRIVE TO PINEHURST LANE WITHIN THE CITY OF MESQUITE. (Resolution No. 02-2026 recorded in Resolution Book No. 74.)

- 7 Bid No. 2026-037 - Purchase of One Caterpillar Motor Grader for Streets.
(Staff recommends award to Holt Texas LTD, through Omnia 212816, in an amount not to exceed \$347,062.00.)

Approved on the Consent Agenda.

- 8 Bid No. 2026-039 - Purchase of One Skid Steer and Attachments for Streets.
(Staff recommends award to Associated Supply Co. Inc., through BuyBoard Contract No. 788-25, in an amount not to exceed \$194,900.00.)

Approved on the Consent Agenda.

- 9 Bid No. 2026-040 - Convention Center FF&E Package.
(Staff recommends award to Workplace Solutions (WPS), for the purchase, delivery, and installation of furniture, fixtures, and equipment (FF&E) for the Mesquite Convention Center renovation project, through The Interlocal Purchasing System (TIPS) Contract Nos. 230301 and 220303 and Omnia Contract Nos. R240113, 07-94, and R240116, in an amount not to exceed \$287,996.59.)

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute Supplemental Agreement No. 1 (Phase II) to Bid No. 2025-051, Construction Manager-at-Risk (CMaR) Services for the Remodel of the City building located at 823 North Galloway Avenue, with Falkenberg Construction Co., Inc., to establish the Guaranteed Maximum Price (GMP) of \$5,535,764.18.

Approved on the Consent Agenda.**END OF CONSENT AGENDA****OTHER BUSINESS**

- 11 Consider appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem for one-year terms.

Mr. Casper moved to appoint Kenny Green as Mayor Pro Tem and Elizabeth Rodriguez-Ross as Deputy Mayor Pro Tem to serve one-year terms. Motion was seconded by Mr. Murden and approved unanimously.

PUBLIC HEARINGS

- 12 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0391, submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard.

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

A public hearing was held for Zoning Application No. Z0425-0391.

Adam Bailey, Director of Planning and Development Services, stated that the applicant originally requested rezoning to Planned Development-Commercial to allow a building contractor's office with an accessory outdoor storage area. At the November 10, 2025, Planning and Zoning Commission meeting, the Commission indicated a preference for the request to be considered as Planned Development-General Retail (PD-GR) with a Conditional Use Permit (CUP). The applicant agreed, and the case was re-noticed accordingly. The site historically functioned as a legal nonconforming outdoor contractor storage yard for decades. The property became vacant in May 2024. The applicant acquired the property unaware of its zoning and legal nonconforming status, which expired in November 2024.

Mr. Bailey stated that the proposed plan includes a 3,000-square-foot building for office and material storage, with approximately 9,500 square feet of accessory outdoor storage for company vehicles and trailers, representing about 12 percent of the site. The development meets parking, landscaping, height, and setback

requirements, as well as an 8-foot precast screening wall along the perimeter. The proposed ordinance will establish GR as the base zoning district with restrictions on certain uses while allowing a CUP for the contractor business with accessory outdoor storage. The ordinance limits the CUP to the applicant and establishes limits on what can be stored outdoors.

Sherri Neal, 3916 Hunters Trail, expressed concerns regarding large vehicles utilizing the site.

No others appeared regarding the proposed application.

Mr. Green moved to keep the public hearing open and postpone consideration of Zoning Application No. Z0425-0391 to the January 20, 2026, City Council meeting. Motion was seconded by Mr. Murden and approved unanimously.

13

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0408, submitted by Sohail Ahmed on behalf of 4R International LLC, for a change of zoning from Commercial within the Skyline Logistic Hub Overlay District to Planned Development - Commercial within the Skyline Logistic Hub Overlay District to allow a convenience store with fuel sales (14 fueling positions) located within 500 feet of a residential zoning district located at 4301 East US Highway 80.

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

A public hearing was held for Zoning Application No. Z0725-0408.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a rezoning from Commercial to Planned Development - Commercial within the Skyline Logistics Hub Overlay District to allow a convenience store with fuel sales at 4301 East US Highway 80 (northwest corner of East US Highway 80 and East Meadows Boulevard). The proposal includes seven fuel pumps, allowing service for up to 14 vehicles simultaneously, with pump islands located approximately 200 feet from the Spanish Meadows Apartments.

Mr. Bailey stated that the proposed development includes a 10,200-square-foot building, with approximately 5,400 square feet dedicated to the convenience store and 4,800 square feet intended for lease to a secondary tenant such as a restaurant, coffee shop, or laundromat. The site plan provides 43 parking spaces, including two electric vehicle charging spaces, meeting parking requirements. Landscaping exceeds ordinance minimums, with approximately 26 percent of the site landscaped and 45 trees proposed, compared to the required 10 percent and 14 trees.

Applicant Sohail Ahmed, representing 4R International LLC, presented a short video highlighting the proposed development. He stated that they are considering a small cafe or coffee shop as the secondary tenant. Truck parking will be prohibited on the property.

No one appeared regarding the proposed application.

Mr. Green moved to approved Zoning Application No. Z0725-0408, as recommended by the Planning and Zoning Commission, and adding the following stipulation in addition to those recommended by the Planning and Zoning Commission:

1.

And to approve Ordinance No. 5222, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN SKYLINE LOGISTICS HUB OVERLAY DISTRICT TO PLANNED DEVELOPMENT - COMMERCIAL WITHIN SKYLINE LOGISTIC HUB OVERLAY DISTRICT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES (14 FUELING POSITIONS) LOCATED WITHIN 500 FEET OF A RESIDENTIAL ZONING DISTRICT ON PROPERTY LOCATED AT 4301 EAST U.S. HIGHWAY 80; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Hubacek and approved unanimously. (Ordinance No. 5222 recorded in Ordinance Book No. 136.)

14

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0421, submitted by Mesquite I-20, LLC, for a change of zoning from Agricultural within K-20 Floating Overlay to Planned Development - Commercial, with a Conditional Use Permit to allow a convenience store with fuel sales, restaurant, retail, and a limited service hotel with modified development standards along with uses permitted in the Commercial zoning district on ~14 acre tract of land located at the south corner of IH-20 and FM 2932 (KCAD Property ID 54189).

(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. Z1025-0421.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a rezoning of approximately 14 acres at IH-20 and FM 2932 to allow a 7-lot development with a mix of commercial uses. The concept plan includes three quick-serve restaurants with drive-throughs, one sit-down restaurant, a convenience store with 24 fueling positions, and a limited-service hotel, with one lot remaining to be determined. While restaurant and convenience store users have not been identified, the applicant intends to develop a 115-room Everhome Suites extended-stay hotel. The proposed ordinance establishes a Planned Development based on Commercial Zoning, grants a Conditional Use Permit for the proposed hotel, restricts certain uses, and establishes modified standards for signage, parking, and enhanced landscaping requirements. The Conditional Use Permit for the hotel is limited to the applicant for Everhome Suites.

Applicant Clark East, representing Mesquite I-20, LLC, stated that the developer will fund and construct a monument sign for the development in collaboration with the City. The Everhome Suites extended-stay hotel will be owned by he and his partner. Each room will include kitchens and work areas. Targeted clientele will be professionals traveling for work and families with children. The developer may add another access point along FM 2932 in the future.

(1) Tammy Jo Strong, 1713 Cool Springs, expressed support for the proposed application.

(2) Sherri Neal, 3916 Hunters Trail, had questions regarding the required number of parking spaces on the site.

No others appeared regarding the proposed application.

Mr. Green moved to approved Zoning Application No. Z0125-0421, as recommended by the Planning and Zoning Commission, and adding the following stipulation in addition to those recommended by the Planning and Zoning Commission:

1.

And to approve Ordinance No. 5223, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL WITHIN K-20 FLOATING OVERLAY TO PLANNED DEVELOPMENT COMMERCIAL WITH A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES, RESTAURANT, RETAIL, A LIMITED SERVICE HOTEL WITH MODIFIED DEVELOPMENT STANDARDS ALONG WITH USES PERMITTED IN THE COMMERCIAL ZONING DISTRICT ON APPROXIMATELY 14 ACRE TRACT OF LAND LOCATED AT THE SOUTH CORNER OF IH-20 AND FM 2932 (KCAD PROPERTY ID 54189); 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. Murden and approved unanimously. (Ordinance No. 5223 recorded in Ordinance Book No. 136.)

15

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1125-0429 submitted by Jessica Rivera, Hot Trash Junk Removal, LLC, dba Haute Trash Thrift, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow the sale of gently used clothing, furniture, home décor, and accessories as a permitted use at 3129 Interstate 30, Unit H. (One response in favor and none in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held for Zoning Application No. Z1125-0429.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit (CUP) to allow Hot Trash Junk Removal, LLC, dba Haute Trash Thrift, to operate a used merchandise retail store at 3129 Interstate 30, Unit H. The Mesquite Zoning Ordinance requires a CUP for used merchandise stores before issuance of a Certificate of Occupancy, primarily to address historical concerns regarding site appearance, organization, and overall aesthetics related to used merchandise. The applicant proposes to sell gently used clothing, furniture, home décor, and accessories in a traditional retail setting, with a store layout and presentation comparable to those of new retail establishments. The applicant states that the business emphasizes quality control and sustainability through the reuse of goods. The proposed ordinance

includes stipulations on the sale and display of used merchandise and limits the CUP to the applicant.

Applicant Jessica Rivera, representing Haute Trash Thrift, stated that Hot Trash Junk Removal, LLC, dba Haute Trash Thrift is a family-owned business that started as a junk removal business. The inventory for the thrift store is sourced through home cleanouts, storage cleanouts, and other junk removal jobs. Inventory includes clothing, decor, household items and unique antique or collectible items. Clothes are hand selected by the business owners and include brands such as Madewell, Nike, Adidas, Coach, Christian Dior and Free People. No donations will be accepted and no consignment at this time. Hours of operation will be Monday through Saturday from 10:00 a.m. to 7:00 p.m.

The following persons expressed support for the proposed application: (1) Vivian Johnson, 4538 Live Oak Drive; (2) Tammy Jo Strong, 1713 Cool Springs Drive; and (3) Debbie David, 509 Horseshoe Bend.

No others appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z1125-0429, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5224, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW THE SALE OF USED CLOTHING, FURNITURE, HOME DÉCOR AND ACCESSORIES ON PROPERTY LOCATED AT 3129 INTERSTATE HIGHWAY 30, UNIT H, SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Murden and approved unanimously. (Ordinance No. 5224 recorded in Ordinance Book No. 136.)

16

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1125-0430, submitted by Masterplan Consultants on behalf of Peter Piper Pizza, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 South Buckner Boulevard, Suite 300.

(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. Z1125-0430.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit (CUP) to allow operation of a coin-operated amusement game room within the Commercial zoning district, as required by the Mesquite Zoning Ordinance. The proposed business would occupy an interior tenant space within an existing retail strip center and is intended to provide family-friendly entertainment that complements surrounding retail uses. The proposed floor plan includes approximately 50 interactive and skill-based amusement machines. The game room would feature a variety of arcade-style attractions, including video games, basketball, football, Skee Ball,

and other skill-based devices. Hours of operation will be 11:00 a.m. to 10:00 p.m. daily, and alcohol sales will not be included. The proposed ordinance includes a stipulation that limits the CUP to Peter Piper Pizza and that the restaurant be maintained as the primary use.

Applicant Karl Crawley, representing Peter Piper Pizza, stated that Peter Piper Pizza is owned by CEC Entertainment, Inc., which is the parent company of Chuck E. Cheese. There will be a pizza buffet with a variety of arcade games for older children.

No one appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z1125-0430, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5225, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW A COIN-OPERATED AMUSEMENT GAME ROOM AS A PERMITTED USE ON PROPERTY LOCATED AT 5550 SOUTH BUCKNER BOULEVARD, UNIT 300, SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Hubacek and approved unanimously. (Ordinance No. 5225 recorded in Ordinance Book No. 136.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 8:43 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor