



# City of Mesquite, Texas

## Minutes - Final City Council

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Tuesday, January 21, 2025

5:15 PM

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

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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 update regarding You Matter Mesquite.

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

#### **INVOCATION**

Jarrod Baker, Pastor, Peace Church, Mesquite, Texas.

#### **PLEDGE OF ALLEGIANCE**

Members of Leadership Mesquite.

#### **SPECIAL ANNOUNCEMENTS**

1. Mr. Casper stated that the City is looking for engaged citizens to volunteer their time, knowledge and expertise to serve on City boards and commissions. These volunteers can have an active voice, be involved in your community and advise the City Council and staff on a wide range of service areas. Visit [www.cityofmesquite.com/Boards](http://www.cityofmesquite.com/Boards) to learn more.
2. Mr. Casper invited citizens to attend a District 1 Neighborhood Meeting on Thursday, January 13, 2025, at 7:00 p.m., at Dunford Recreation Center, 1015 Green Canyon Drive.
3. Mr. Green stated that Texas weather changes fast and you don't want to be caught unaware. When you sign up for Mesquite Alerts, you will receive real-time notifications about emergencies, weather and news that pertains to your neighborhood. Visit [www.cityofmesquite.com/MesquiteAlerts](http://www.cityofmesquite.com/MesquiteAlerts) to learn more and sign up for notifications.
4. Mr. Green thanked everyone who donated to the Weather Activated Relief for Mesquite (WARM) program as it made a big difference in helping people this month. WARM is an initiative that provides temporary accommodations for unsheltered individuals during extreme weather conditions. Sharing Life, the Mesquite Ministerial Alliance and the City of Mesquite all contribute to WARM, but additional financial donations are needed.

More freezing weather is predicted before winter is over this year, so please donate today. Visit [Sharing.Life/WARM](https://www.lifewarm.org) to donate or learn more.

5. Ms. Rodriguez-Ross announced that the Mesquite Arts Center, 1527 North Galloway Avenue, will host several events in February. The Mesquite Arts Theatre will present "Harvey," an award-winning comedy about a man named Elwood Dowd and his best friend, a six-foot-tall invisible rabbit. The show runs from Friday, February 7, 2025, through Sunday, February 23, 2025. For information and tickets, visit [www.MesquiteArtsTheatre.org](http://www.MesquiteArtsTheatre.org). The Mesquite Symphony Orchestra will present "On Its Way" on Saturday, February 8, 2025, at 7:00 p.m. The program will include compositions Forsyth and Beethoven. For tickets, visit [MesquiteSymphony.org](http://MesquiteSymphony.org). Lastly, a new event this year, "Winter GLOW Fest" will take place on Saturday, February 15, 2025. This unique, family friendly event will be a wonderland of Valentine's and glow-in-the-dark fun. Enjoy workshops, art, music, vendors and more. Details can be found at [www.MesquiteArtsCenter.org](http://www.MesquiteArtsCenter.org).

6. Mr. Boroughs announced that the State of the Community event will be held on Thursday, February 6, 2025, at the Mesquite Arts Center and everyone is invited to attend. Doors open at 5:30 p.m. and the program begins at 6:00 p.m. with a panel discussion that will include Mayor Daniel Alemán, Jr., Mesquite Independent School District Superintendent Dr. Ángel Rivera, Dallas College – Eastfield President Dr. Eddie Tealer and Mesquite Chamber of Commerce President Alexander Helgar. The evening will end with a short reception. The City's past year successes will be celebrated as well as plans for the coming year.

7. Mr. Smith stated that the Annual Polar Plunge will be held on Saturday, February 8, 2025, at 8:00 a.m., at Vanston Pool, 2913 Oates Drive. This event is hosted by the Mesquite Police Department and helps to raise funds for Texas athletes to participate in the Special Olympics. You can register to dive in or simply make a monetary donation to help this worthy cause.

8. Mr. Smith invited citizens to attend a District 5 Neighborhood Meeting on Saturday, January 25, 2025, at 10:00 a.m., in the Cliff Keheley Community Room in the new Dallas County Mesquite Government Center, 500 North Galloway Avenue.

9. Mr. Murden announced that City of Mesquite employees raised more than \$53,000 for local charities through the 2024 Real. Texas. Giving. Campaign. The initiative ran from October to November, 2024. City employees made donations through payroll deductions, raffles, participating in contests and a silent auction. Funds donated to Real. Texas. Giving. this year will assist more than a dozen charitable organizations and programs. We are very grateful to all of the sponsors and partners who helped the City with this successful campaign. To learn more, visit [www.cityofmesquite.com/RealTexasGiving](http://www.cityofmesquite.com/RealTexasGiving).

10. Mayor Alemán announced that today is Assistant City Manager Chris Sanchez's birthday and everyone sang Happy Birthday to him.

11. Mayor Alemán stated that beginning Saturday, February 1, 2025, the City of Mesquite will celebrate Black History Month. There will be a variety of enriching experiences and activities for all ages including a special self-guided tour organized by Visit Mesquite spotlighting local Black-owned restaurants, a free screening of "Cowboys of Color" and chat with the film's director hosted by Historic Mesquite, Inc, an educational event and panel discussion hosted by City Councilmember Brandon Murden and cultural events at the Mesquite Main Library, 300 West Grubb Drive, and North Branch Library, 2600 Oates Drive. Throughout the month, the City will be posting weekly Black History Month recognitions on the City's social media accounts. To find out more, visit [www.cityofmesquite.com/BHM](http://www.cityofmesquite.com/BHM).

**CITIZENS FORUM**

Jerry Valladarez, Chief of Police for the Terrell Independent School District (TISD) Police Department, expressed appreciation to Police Chief David Gill for providing Mesquite Police Officers to cover several Terrell ISD Police Officer's shifts during the funeral for fallen Terrell ISD Police Officer Jacob Candanoza. He stated that he was once employed as a Mesquite Police Officer and is grateful for the relationship that he and Chief Gill maintain. He presented Chief Gill with a Certificate of Appreciation.

**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. Boroughs and approved unanimously.**

- 2** Minutes of the regular City Council meeting held January 6, 2025.

**Approved on the Consent Agenda.**

- 3** An ordinance abandoning the Holley Street right-of-way between Bryan-Belt Line Road and South Galloway Avenue and transferring all interests in the related real property to Dallas County, Texas, and authorizing the City Manager to take actions necessary to complete the abandonment and transfer.

**Approved on the Consent Agenda.**

**Ordinance No. 5151, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ABANDONING THE HOLLEY STREET RIGHT-OF-WAY BETWEEN BRYAN-BELT LINE ROAD AND SOUTH GALLOWAY AVENUE AND TRANSFERRING ALL INTERESTS IN THE RELATED REAL PROPERTY TO DALLAS COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO TAKE ACTIONS NECESSARY TO COMPLETE THE ABANDONMENT AND TRANSFER; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5151 recorded in Ordinance Book No. 133.)**

- 4** RFP No. 2024-159 - Annual Contract for Ford Repairs and Alignments for all Makes and Models of Light-Duty Vehicles.  
(Authorize the City Manager to finalize and execute a contract with RPPFG Limited Partnership dba Randall Reed's Planet Ford 635, in the amount of \$150,000.00. The term of the 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.**

- 5** Bid No. 2025-001 - Installation of Traffic Signals (FM 741 at Heartland Parkway).  
(Authorize the City Manager to finalize and execute a contract with low bidder EAR Telecommunications, LLC dba EARTC in the amount of \$279,903.52.)

**Approved on the Consent Agenda.**

- 6** Bid No. 2025-052 - Evans Park Spray Zone Project: Spray Pad.  
(Authorize the City Manager to finalize and execute a contract with Whirlix

Design, Inc., through Texas BuyBoard Purchasing Cooperative, Contract No. 679-22, in the amount of \$284,376.00.)

**Approved on the Consent Agenda.**

- 7 Bid No. 2025-063 - Purchase of a new 2024 Ford F-450 Diesel Chassis Ambulance Remount.  
(Staff recommends award to Professional Ambulance Sales and Service LLC dba SERVS, through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy) Contract No. AM10-23, in the amount of \$224,085.00.)

**Approved on the Consent Agenda.**

- 8 Authorize the City Manager to finalize and execute an Office and Hangar Lease with Wing Bird Aviation, LLC, for space at the Mesquite Metro Airport.

**Approved on the Consent Agenda.**

- 9 Authorize the City Manager to finalize and execute Amendment No. 1 to the La Prada Drive Reconstruction Project, from Motley Drive to Pinehurst Lane, with Kimley-Horn and Associates, Inc., for additional design and construction documents in an amount not to exceed \$333,500.00.

**Approved on the Consent Agenda.**

## END OF CONSENT AGENDA

## PUBLIC HEARINGS

- 10 Conduct a public hearing and consider a resolution approving the term and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Agreement (Chapter 380 Agreement) and TIRZ No. 2 Reimbursement Agreement for such purposes by and between the City of Mesquite, Eleanor Sue Carroll (owner) and the Board of Directors of Reinvestment Zone No. 2, City of Mesquite, Texas (Towne Centre) (TIRZ) for the construction of improvements to property located at 215 West Main Street in Mesquite, Texas and granting to the owner of certain TIRZ reimbursements and economic development incentives and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement and administer the agreement on behalf of the City.

**A public hearing was held to consider a resolution approving the term and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Agreement (Chapter 380 Agreement) and TIRZ No. 2 Reimbursement Agreement for such purposes by and between the City of Mesquite, Eleanor Sue Carroll (owner) and the Board of Directors of Reinvestment Zone No. 2, City of Mesquite, Texas (Towne Centre) (TIRZ).**

**Beverly Abell, Downtown Development Manager, stated that the long-standing**

family-owned Carroll building in Downtown Mesquite recently underwent façade renovations on 215 West Main Street and the connected adjacent building, 217 West Main Street, as a project of the City's existing Façade Grant program. The owner, E. Sue Carroll, has since actively marketed the two side-by-side spaces for lease to potential targeted tenants. The aged construction of the space needs code modernization, causing prohibitive cost to the owner for the construction of a firewall between the two addresses. The firewall is required to meet City codes for public safety between the two buildings to accommodate the target types of businesses desired for downtown redevelopment.

Ms. Abell stated that the building owner is requesting to share the cost of the firewall with the City with the intent to continue marketing the spaces to Downtown advisory board-driven targeted businesses (such as restaurants and attractions) now and in the future. Additionally, the owner offers to provide the City access to public restroom space in the back of the building, open to the public during outdoor and other special activities in downtown.

The proposed Economic Development Program Agreement (Chapter 380 Agreement) and TIRZ No. 2 Reimbursement Agreement outlines the terms and conditions for a shared cost at 50 percent of the firewall (total \$27,170.66) of \$13,585.33 and 100 percent of the cost to add a wall and door for public access to restrooms of \$5,196.50 for a total expenditure by the City of \$18,781.83, and provide, before funding, a supplemental License Agreement outlining certain conditions on the part of the building owner and City in relation to the use of the public restroom space. The project completion would be required by March 31, 2025.

No one appeared regarding the proposed resolution.

Mr. Boroughs moved to approve Resolution No. 02-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT AND TIRZ NO. 2 REIMBURSEMENT AGREEMENT FOR SUCH PURPOSES BY AND BETWEEN THE CITY OF MESQUITE, ELEANOR SUE CARROLL ("OWNER") AND THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NO. 2, CITY OF MESQUITE, TEXAS (TOWNE CENTRE) (TIRZ), FOR THE CONSTRUCTION OF IMPROVEMENTS TO PROPERTY LOCATED AT 215 WEST MAIN STREET IN MESQUITE, TEXAS AND THE GRANTING TO THE OWNER OF CERTAIN TIRZ REIMBURSEMENTS AND ECONOMIC DEVELOPMENT INCENTIVES; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT, AND ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Murden and approved unanimously. (Resolution No. 02-2025 recorded in Resolution Book No. 69.)

11

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2024-03, thereby revising Appendix C - Zoning Ordinance, Part 2 (Residential Districts), 2-200 (Use Regulations), Section 2-203 "Residential Districts: Schedule of Permitted Uses," Part 3 (Nonresidential Districts), 3-200 (Use Regulations), Section 3-203 "Nonresidential Districts: Schedule of Permitted Uses," 3-700 (Accessory Structure Regulations), and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of establishing regulations for accessory electric vehicle charging stations and amending the City Code, Chapter 13 (Signs) for the purpose of adding a new fueling station sign type.

(The Planning and Zoning Commission recommends approval of the zoning text amendment. The Zoning Text Amendment was postponed at the August 5, 2024, City Council meeting.)

A public hearing was held regarding Zoning Ordinance Text Amendment No. 2024-03.

Garrett Langford, Manager of Planning and Zoning, stated that currently, the Zoning Ordinance does not address electric vehicle (EV) charging. Staff is proposing an amendment that would establish regulations for EV charging that is accessory to other permitted uses. Issues addressed include permitted locations, setback requirements, and fencing.

Mr. Langford stated that at the August 5, 2024, City Council meeting, it was consensus to be less restrictive on the number of required parking spaces that can be used for EV charging. Staff has revised the proposed ordinance, addressing the comments received from the August 5, 2024, City Council meeting.

No one appeared regarding the proposed Zoning Ordinance Text Amendment No. 2024-03.

Mr. Green moved to approve Zoning Text Amendment No. 2024-03, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5152, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2024-03, THEREBY REVISING APPENDIX C - ZONING ORDINANCE, PART 2 (RESIDENTIAL DISTRICTS), 2-200 (USE REGULATIONS), SECTION 2-203 "RESIDENTIAL DISTRICTS: SCHEDULE OF PERMITTED USES;" PART 3 (NONRESIDENTIAL DISTRICTS), 3-200 (USE REGULATIONS), SECTION 3-203 "NONRESIDENTIAL DISTRICTS: SCHEDULE OF PERMITTED USES;" 3-700 (ACCESSORY STRUCTURE REGULATIONS), AND PART 6 (DEFINITIONS), 6-100 (DEFINITIONS AND INTERPRETATION OF TERMS), SECTION 6-102 "DEFINITIONS" FOR THE PURPOSE OF ESTABLISHING REGULATIONS FOR ACCESSORY ELECTRIC VEHICLE CHARGING STATIONS; AND AMENDING THE CITY CODE, CHAPTER 13 (SIGNS) FOR THE PURPOSE OF ADDING A NEW FUELING STATION SIGN TYPE; 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. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5152 recorded in Ordinance Book No. 133.)

**12**

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2025-01, thereby revising Appendix C - Zoning Ordinance, Part 4 (PD and Overlay Districts); Part 5 (Administration), repealing and replacing 5-300 to be titled (Amendments to the Comprehensive Plan, Zoning Text, and Zoning Maps and Procedures For CUP, PD, Overlay, and Other Districts); Part 5, 5-400, Section 5-401 "Summary of Application Actions"; and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of updating the process and procedures for amendments to the Comprehensive Plan and zoning text and zoning map amendments, and to provide for updated notice requirements to align with changes in State law, and other general updates related thereto.

(The Planning and Zoning Commission recommends approval of the zoning text amendment.)

**A public hearing was held regarding Zoning Ordinance Text Amendment No. 2025-01.**

**Garrett Langford, Manager of Planning and Zoning, stated that the proposed Zoning Text Amendment to Section 5-300 of the Mesquite Zoning Ordinance will update the process and procedures for the items listed below.**

- **Comprehensive Plan**
- **Zoning Text Amendment**
- **Zoning Map Amendment**
- **Conditional Use Permit (CUP)**
- **Planned Development (PD) Districts**
- **Overlays and Other Types of Districts**

**Mr. Langford stated that the proposed Zoning Text Amendment will also establish review criteria for the above items and ensure the notice, protest, and public hearing procedures comply with State law and will update the Summary of Application Actions table in Section 5-401 and add relevant definitions to Section 6-100.**

**No one appeared regarding the proposed Zoning Ordinance Text Amendment No. 2025-01.**

**Ms. Rodriguez-Ross moved to approve Zoning Text Amendment No. 2025-01, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5153, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A MESQUITE ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2025-01, THEREBY REVISING APPENDIX C - ZONING ORDINANCE, PART 4 (PD AND OVERLAY DISTRICTS); PART 5 (ADMINISTRATION), REPEALING AND REPLACING 5-300 TO BE TITLED (AMENDMENTS TO THE COMPREHENSIVE PLAN, ZONING TEXT, AND ZONING MAPS; AND PROCEDURES FOR CUP, PD, OVERLAY, AND OTHER DISTRICTS); PART 5, 5-400, SECTION 5-401 "SUMMARY OF APPLICATION ACTIONS"; AND PART 6 (DEFINITIONS), 6-100 (DEFINITIONS AND INTERPRETATION OF TERMS), SECTION 6-102 "DEFINITIONS" FOR THE PURPOSE OF UPDATING THE PROCESS AND PROCEDURES FOR AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING TEXT AND ZONING MAP AMENDMENTS, AND TO PROVIDE FOR UPDATED NOTICE REQUIREMENTS TO ALIGN WITH CHANGES IN STATE LAW, 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. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5153 recorded in Ordinance Book No. 133.)

**EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 7:55 PM**

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. 13 – Discuss economic redevelopment project at the corner of Town East Boulevard and IH-635); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 8:05 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

**EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 8:05 PM**

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.074 of the Texas Government Code to consider the appointment, evaluation, employment, reassignment, duties, discipline or dismissal of the City Manager, City Attorney, Municipal Court Judge, City Secretary, members of the various City boards and commissions, and City officers or other City employees (Annual review of City Secretary and City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 10:05 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. Murden and approved unanimously. The meeting adjourned at 10:05 p.m.

Attest:

Approved:

DocuSigned by:  
*Sonja Land*  
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\_\_\_\_\_  
Sonja Land, City Secretary

Signed by:  
*Daniel Alemán, Jr.*  
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Daniel Alemán, Jr., Mayor