



City of Mesquite, Texas

Minutes - Final City Council

Monday, March 4, 2024

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers B. W. Smith, Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross 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 presentation regarding the Dallas County Inland Port Flood Planning Study.
- 2 Receive proposed changes to the Utility Billing Office operations.

This item was not discussed.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:16 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 20 – Discuss economic development incentives for a business relocation and expansion at Big Town Boulevard; Item No. 21 - Discuss economic development incentives for a business expansion at Samuell Boulevard; and Item No. 22 - Discuss economic development incentives for a property at Town East Boulevard and Motley Drive); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:30 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:36 P.M.

Dallas County Commissioner, Teresa Daniels, spoke regarding partnership between the County and the City.

- 3 Receive preliminary financial statements for fiscal year ending September 30, 2023, and financial statements for the first quarter of fiscal year 2023-2024 covering October 1, 2023, through December 31, 2023.

Cindy Smith, Director of Finance, presented the financial statements for fiscal year ending September 30, 2023, and financial statements for the first quarter of fiscal year 2023-2024 covering October 1, 2023, through December 31, 2023.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:06 P.M.**INVOCATION**

Deron Biles, Pastor, Sunnyvale First Baptist Church, Sunnyvale, Texas.

PLEDGE OF ALLEGIANCE

Mesquite Hiram Bennett Chapter of the Daughters of the Republic of Texas.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that Spring Break for Mesquite Independent School District students and teachers is next week, Monday, March 11 – Friday, March 15, 2024. The Parks and Recreation Department will host Spring Break Kidz Camp from 7:00 a.m. to 6:00 p.m., at Dunford Recreation Center, 1015 Green Canyon Drive. This camp is designed for kids in Kindergarten through 6th grade. Participants will play games and sports, make crafts and take a special field trip to Nickelrama Video Game Arcade. Campers can sign up for one day or the entire week. The cost per day is \$20.00 for Mesquite residents and \$30.00 for non-residents. Registration ends on Friday, March 8. The Mesquite Arts Center, 1527 North Galloway Avenue, will host Just for Kids Spring Break Camp and will feature a week full of creating Spring art projects, including painting, mixed media and sculpture. Instructors from Cara Mia Theatre in Dallas will teach the camps in English and Spanish. Kids ages 6 to 9 will participate from 10:00 a.m. to 11:30 a.m., and ages 10 to 16 will participate from 12:30 p.m. to 2:00 p.m. The cost is \$50.00 per student.
2. Mr. Green stated that the City of Mesquite will hold a public meeting tomorrow night, March 5, 2024, regarding plans for the reconstruction of La Prada Drive from Motley Drive to Pinehurst Lane. The meeting will begin at 7:00 p.m., in the cafeteria, at Shands Elementary School, 4836 Shands Drive. City staff will present information, exhibits of the proposed schematic plans and the public will have an opportunity to review plans and discuss the project with City representatives in breakout stations. For more information, contact City Engineer John Mears at 972-216-6974 or jmears@cityofmesquite.com.
3. Mr. Green invited citizens to a District 2 Neighborhood Meeting on Saturday, March 23, 2024, at 10:00 a.m., at Florence Recreation Center, 2501 Whitson Way.
4. Ms. Rodriguez-Ross stated that the North Texas Municipal Water District (NTMWD) provides water to many communities, including Mesquite. Every March, NTMWD conducts system maintenance to ensure the safety of our drinking water. Part of this maintenance process is a change in the disinfectant make-up of the water. NTMWD has performed this process for more than 15 years. Disinfection is a critical part of the water treatment process that keeps drinking water free of harmful microorganisms. Water customers with questions or concerns can call 972-442-5405 or visit www.NTMWD.com/SafeWater for more information.
5. Ms. Rodriguez-Ross invited citizens to attend the Mesquite Arts Center's Courtyard Concert Series. The series will open on Thursday, March 7, 2024, from 7:00 p.m. to 9:00 p.m., in the Mesquite Arts Center Courtyard, 1527 North Galloway Avenue. The unique band, Beyond The Pale, will be featured and is described as "delivering a wild musical ride outside the boundaries of convention." Beyond The Pale has been delighting audiences for more than 20 years and is grounded in the traditional music of Ireland and Scotland with imaginative ventures across musical borders.

6. Mr. Boroughs stated that today, the City's Solid Waste Division began a new focus for trash collection called "Driveway Service." Trash is now collected at the end of residents' driveways, which was a change for approximately 7,700 homes. Making this change will save taxpayers money and improve City services. Collection days are not changing and the City will continue to assist elderly and disabled residents who let Solid Waste know they need help putting out their trash. The main thing to remember is that wherever your driveway is, your trash will be picked up there. Residents can visit www.cityofmesquite.com/solidwaste to see maps of the areas affected by the change.

7. Mr. Boroughs invited citizens to attend a District 4 Neighborhood Meeting on Thursday, March 7, 2024, at 7:00 p.m., at Evans Recreation Center, 1116 Hillcrest Street.

8. Mr. Boroughs stated that he recently attended meetings of the Planning and Zoning Commission and Mesquite Quality of Life Corporation and thanked the board members for their service to the City.

9. Mr. Smith invited citizens to join Historic Mesquite, Inc., on Saturday, March 23, 2024, for back-to-back events at the Opal Lawrence Historical Barn, 711 East Kearney Street. A Vintage Car Show will be held from 3:00 p.m. to 6:00 p.m. Showcase your beloved classic car with the legendary Lawrence home as a backdrop. Trophies and prizes will be awarded. Then a Drive-In Movie will be shown from 7:00 p.m. to 10:00 p.m. Enjoy an evening under the stars with the 1978 classic film, Grease, and have fun playing pre-movie trivia games for prizes. The admission for the Drive-In Movie is \$25.00 per car.

10. Mr. Murden announced that for the eighth consecutive year, the City of Mesquite's Economic Development Department has received the Economic Excellence Recognition Award from the Texas Economic Development Council. Mesquite was one of 71 recipients of the 2023 Economic Excellence Recognition Award out of more than 600 economic development organizations in Texas. He congratulated Director of Economic Development Kim Buttram and her team along with the Mesquite Economic Development Advisory Board for their expertise and commitment to the City of Mesquite.

11. Mr. Murden invited citizens to a District 6 meeting on Thursday, March 28, at 7:00 p.m., at B. J. Smith Elementary School, 2300 Mesquite Valley Road.

12. Mayor Alemán stated that more than 80 people participated in the 7th Annual Neighborhood Summit on Saturday, February 24, 2024, to discuss how to better engage with City departments and within their own neighborhoods. Almost every neighborhood in Mesquite was represented by their block captain or leader. He thanked everyone who took part in this important event.

13. Mayor Alemán stated that March is Women's History Month and the City of Mesquite will be featuring tributes to notable women in our community on the City's social media accounts. Programming for Women's History Month will also include an event on Monday, March 11, 2024, at the North Branch Library, 2600 Oates Drive. The Crafty Chapters Book Club will discuss favorite books and series written by women authors at 2:00 p.m. All month, the Arts Center will include Women's History Month-focused projects in its free Tote-and-Go kits for kids, featuring female artists. Other Women's History Month recognitions will include Downtown Mesquite highlighting women-owned businesses on its social media channels during March, and the Mesquite Library will feature special Women's History Month displays.

14. Mayor Alemán announced that today is City Manager Cliff Keheley's birthday and everyone sang Happy Birthday to him.

CITIZENS FORUM

1. Deshaun Mitchell, 901 West Cartwright Road, spoke in favor of the City providing more options for semi-truck parking.

2. Dr. Terri White, 505 Riggs Circle, spoke regarding air pollution and in favor of sustainability initiatives.

3. Sharon Davenport, 4804 Blue Cap Court, expressed concerns regarding traffic and road conditions.

CITIZENS COMMENTS

1. Dr. Terri White, 505 Riggs Circle, expressed concerns regarding the Inland Port of Dallas County Local Government Corporation, Inc.

CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Green requested that Item No. 5 be removed from the Consent Agenda to be considered separately. Mr. Green moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Murden and approved unanimously.

- 4 Minutes of the regular City Council meeting held February 19, 2024.

Approved on the Consent Agenda.

- 6 A resolution authorizing continued partnership in the ATMOS Cities Steering Committee and authorizing the payment of five cents per capita to the ATMOS Cities Steering Committee to fund regulatory and related activities related to ATMOS Energy Corporation.

Approved on the Consent Agenda.

Resolution No. 12-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING CONTINUED PARTICIPATION IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION. (Resolution No. 12-2024 recorded in Resolution Book No. 69.)

- 7 A resolution authorizing the creation of the Inland Port of Dallas County Local Government Corporation, Inc. as a local government corporation, approving the form of Certificate of Formation for said corporation, approving the form of bylaws for said corporation and appointing the initial members of the Board of Directors of said corporation.

Approved on the Consent Agenda.

Resolution No. 13-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CREATION OF THE INLAND PORT OF DALLAS COUNTY LOCAL GOVERNMENT CORPORATION, INC., AS A LOCAL GOVERNMENT CORPORATION; APPROVING THE FORM OF CERTIFICATE OF FORMATION FOR SAID CORPORATION; APPROVING THE FORM OF BYLAWS FOR SAID CORPORATION; APPOINTING THE INITIAL MEMBERS OF THE BOARD OF DIRECTORS OF SAID CORPORATION; AND PROVIDING AN EFFECTIVE DATE. (Resolution No. 13-2024 recorded in Resolution Book No. 69.)

- 8 Bid No. 2024-014 - Mesquite Heritage Trail, Phase II.
(Authorize the City Manager to finalize and execute a contract with Urban Infraconstruction, LLC, in the amount of \$6,845,385.80.)

Approved on the Consent Agenda.

- 9 Bid No. 2024-083 - Annual Supply of Vehicle and Equipment Batteries.
(Staff recommends award to O'Reilly Auto Enterprises LLC dba O'Reilly Auto Parts, through Sourcewell Contract No. 032521-ORA, in the amount of \$100,000.00. The term of this contract is for one year, with two 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.

- 10 Approve Amendment No. 1 to the 2023-24 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$185,000.00.

Approved on the Consent Agenda.

- 11 Approve Amendment No. 1 to the 2023-24 Police Treasury Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$8,200.00.

Approved on the Consent Agenda.

- 12 Authorize the Mesquite Police Department's participation in the Dallas Violent Crime Task Force, approve the Dallas Violent Crime Task Force Memorandum of Understanding (MOU) and Cost Reimbursement Agreement (Agreement) between the City of Mesquite and the Federal Bureau of Investigation, and authorize and ratify the Police Chief's execution of the MOU and Agreement.

Approved on the Consent Agenda.

- 13 Authorize the City Manager to finalize and execute (1) Consent to Assignment of Ground Lease with WRE Hangar 1680, LLC and Sundance MC, LLC, and (2) Consent to Assignment of Ground Lease with Sundance MC, LLC and Colmet Aviation 1680 LLC.

Approved on the Consent Agenda.

- 14 Approve the purchase of a tract of land containing approximately 15.87 acres and being located in the W.W. Bruton Survey, Abstract No. 160, City of Mesquite, Dallas County, Texas, and being commonly referred to as 2105 Lawson Road and 2900 Berry Drive (the "Property") from White Orchid Holding Co. (the "Seller") for the purchase price of \$500,000.00, plus closing costs, and authorize the City Manager to finalize and execute a Real Estate Sales Contract between the Seller and the City for the purchase of the Property, and to execute all other documents and take all other actions necessary or requested to finalize the closing and purchase of the Property.

Approved on the Consent Agenda.

CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY

- 5 An ordinance providing for the abandonment of approximately 1,470.3 linear feet of three separate fifteen-foot utility easements all generally located south of Military Parkway and its intersection with Gross Road, for development of Class A industrial buildings.
- Mr. Green moved to approve, in substantially the form presented to Council at tonight's meeting, Ordinance No. 5096, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE ABANDONMENT OF APPROXIMATELY 1,470.3 LINEAR FEET OF THREE (3) SEPARATE FIFTEEN (15)-FOOT UTILITY EASEMENTS ALL GENERALLY LOCATED SOUTH OF MILITARY PARKWAY AND ITS INTERSECTION WITH GROSS ROAD, FOR DEVELOPMENT OF CLASS A INDUSTRIAL BUILDINGS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5096 recorded in Ordinance Book No. 131.)

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

- 15 Consider appointment of one Regular Member (Position No. 6) to the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for a term to expire December 31, 2024.
- Mr. Green moved to change the appointment of Jeffrey Walker from an Alternate Member (Alternate No. 1) to a Regular Member (Position No. 6) of the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for a term to expire December 31, 2024. Motion was seconded by Mr. Boroughs and approved unanimously.
- 16 Consider appointment of one Alternate Member (Alternate No. 1) for a term to expire December 31, 2025, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2024, to the Board of Adjustment/Airport Board of Adjustment.
- Mr. Casper moved to appoint Jesse Barahona as an Alternate Member (Alternate No. 1) to the Board of Adjustment/Airport Board of Adjustment for a term to expire December 31, 2025. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 17 Conduct a public hearing and consider an ordinance for Zoning Application No. Z1223-0340, submitted by Maxwell Fisher of ZoneDev, for a Comprehensive Plan amendment from Public/Semi-Public to High Density Residential and a change of zoning from Planned Development - R-1, Residential Single-Family (Ordinance No. 4119) to Planned Development - A-3 Multifamily to allow a 288-unit apartment complex with modifications, located at 1410 Wooded Lake Drive.
- (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. Z1223-0340.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant proposes to construct a 288-unit multifamily development in partnership with the Mesquite Housing Finance Corporation. The development would include 288 dwelling units with a mix of one to four bedrooms.

Mr. Armstrong stated that the applicant has requested some modifications from the City's standard multifamily requirements to increase the building height from two stories to three stories, decrease parking spaces from 2.46 parking spaces (minimum for 3 or more bedrooms) per unit (708 spaces) to 1.9 parking spaces per unit (548 spaces) and have no covered parking rather than the standard 50 percent covered parking. However, the applicant plans to provide two parking spaces per unit. Based on landscape requirements, 50 percent of the required trees must be located between the building and front property line. They are requesting that only 5 percent of the required trees be located between the building and front property line. They are also requesting to alter the unit mixture by increasing the number of three-bedroom or more units from 5 percent maximum (14 units) to 46 percent maximum (132 units) and decreasing the one-bedroom units from 50 percent minimum (144 units) to 11 percent (29 units), and that refuse containers be permitted to encroach into the 100-foot setback along the eastern and northern perimeters.

Applicant Nick Walsh, representing ZoneDev, presented an overview of the Wooded Lake Apartments workforce housing project and proposed multifamily development. He stated that the Mesquite housing study indicates that an increase in multifamily rentals and affordable housing types for households earning between \$63,360 and \$84,480 per year is needed to address the shortage of affordable units. The modifications that they are requesting are due to the fact that there is no single-family use of the surrounding area and the nearest single-family home is 1,300 feet away.

Applicant Maxwell Fisher, representing ZoneDev, presented an overview of the site for the project and the surrounding areas. He provided examples of the requirements that they referenced when determining the number of parking spaces per unit. He stated that they believed it would be better to use the funds for the project to give residents higher quality housing units and amenities rather than covered parking.

Jason Hernandez, 1033 Burnet Drive, expressed opposition to the proposed application.

No others appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z1223-0340, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5097, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY PROVIDING A COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC/SEMI PUBLIC TO HIGH-DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – SINGLE FAMILY R-1 ORDINANCE NO. 4119 TO PLANNED

DEVELOPMENT - A-3 MULTIFAMILY TO ALLOW A MULTIFAMILY DEVELOPMENT WITH MODIFIED PLANNED DEVELOPMENT STANDARDS AND CONCEPT PLAN ON PROPERTY LOCATED AT 1410 WOODED LAKE ROAD; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Green, Alemán, Rodriguez-Ross, Boroughs, Murden
Nays: Smith

Motion carried. (Ordinance No. 5097 recorded in Ordinance Book No. 131.)

18

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0223-0289, submitted by Shell Craft LLC, on behalf of Lawson I-20 Holdings LLC, for a Comprehensive Plan amendment from Commercial to High Density Residential and a change of zoning from Light Commercial to Planned Development - A-3 Multifamily and General Retail to allow multifamily and general retail development with 322 dwelling units, retail, restaurant and service uses, located at 5000 and 5001 Lawson Road, and 13800, 13900 and 14600 Interstate 20.

(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 denial of the application.)

A public hearing was held for Zoning Application No. Z0223-0289.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant proposes to construct three apartment buildings, one west of Lawson Rd. (Tract 1) and two east of Lawson Rd. (Tract 2) along Interstate 20. Two apartment buildings would be four stories in height and the other building would be three stories. The three buildings combined would include 322 dwelling units, 98 units west and 224 units east. Tract 1 would also include commercial pad sites for retail uses, restaurants, services, and a tunnel carwash. One apartment building in Tract 2 would include ground floor retail spaces. He stated that there would be a maximum of 5 percent efficiency units, minimum of 45 percent one-bedroom units, maximum of 50 percent two-bedroom units and no three-bedroom units. The school impact report indicated that at full build-out 64 students from these apartments would enter Mesquite schools and a traffic impact report estimated that there would be an expected 4,000 trips per day.

Mr. Armstrong stated that the applicant has requested some modifications from the City's standard multifamily development requirements to decrease the number of outdoor amenities from 12 to 7, increase building height from two stories within 200 feet of residential district to three stories, decrease the number of one-bedroom units from 50 percent minimum to 45 percent minimum, reduce the number of parking spaces from 2 spaces per unit (644 spaces) to 1.8 spaces per unit (606 spaces), and install a wrought iron fence with living screen rather than a masonry screening wall.

Applicant Jake Bloom, representing Shell Craft LLC, presented an overview of the proposed multifamily development and addressed concerns regarding the development. He stated that this project will be a market rate multifamily and

retail development to bring growth to this area of the City. Due to some concerns at the Planning and Zoning Commission meeting, they worked with their design team to introduce more parking, providing the overall development a 2.3 parking ratio. The buildings can be consolidated to allow more amenities and more retail, if needed.

The following persons expressed opposition to the proposed application: (1) Arely Quiroz, 6030 Shannon Road; (2) Jaime Quiroz, 6030 Shannon Road; (3) Beth Dittman, 7131 Shannon Road; (4) Jackie Mota, 3490 McKenzie Road; (5) Amber Nolan, 6202 Shannon Road; (6) Zoraida Garcia, 5950 Shannon Road; (7) Tammy Jo Strong, 1713 Cool Springs Drive; (8) Jason Hernandez, 1033 Burnet Drive; and (9) Johnny Noska, 5905 Shannon Road.

No others appeared regarding the proposed application.

Mr. Boroughs moved to table consideration of Zoning Application No. Z0223-0289.

Mr. Boroughs withdrew his motion to table consideration of Zoning Application No. Z0223-0289.

Mr. Smith moved to deny Zoning Application No. Z0223-0289. Motion was seconded by Mr. Murden. On call for a vote on the motion, the following votes were cast:

Ayes: Smith, Murden, Alemán

Nayes: Casper, Green, Rodriguez-Ross, Boroughs

Motion failed.

Mr. Casper moved to table consideration of Zoning Application No. Z0223-0289. Motion was seconded by Mr. Boroughs. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Boroughs, Alemán, Green, Rodriguez-Ross

Nayes: Smith, Murden

Motion carried.

19

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1223-0339, submitted by Bohler Engineering TX, LLC on behalf of Dosti Mesquite, LLC for a Comprehensive Plan amendment from Commercial to High Density Residential and a change of zoning from Agricultural to Planned Development - A-3 Multifamily to allow a 310-unit apartment complex with modifications, located at 5801 Shannon Road.

(No responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial.)

A public hearing was held for Zoning Application No. Z1223-0339.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant proposes to construct a multifamily development with modifications to the development standards. The proposed market rate development would include 310 dwelling units with a mix of one to three bedrooms. Eighty percent of

the units are proposed to be one-bedroom. The proposed parking ratio is 1.5 spaces per unit (465 spaces) and covered parking would be reduced from 50 percent to 20 percent. The applicant has requested to increase the density from 25 units per acre to 35 units per acre, decrease the minimum dwelling unit size from 725 square feet to 670 square feet, and increase the building height from two stories to three stories. They have also requested that refuse containers be permitted to encroach into the 100-foot setback along the eastern and northern perimeters and they are requesting the screening to be located within the front and exterior yard setbacks.

Applicant Jon Kendal, representing Bohler Engineering TX, LLC, presented an overview of the proposed multifamily development. He stated that Texas Economic Development Corporation (EDC) determined that the property site had no potential for retail and they determined the highest and best use for the property would be multifamily. He addressed concerns regarding traffic and school impact.

The following persons expressed opposition to the proposed application: (1) Johnny Noska, 5905 Shannon Road; (2) Paschal Ikeji, 6440 Park Vista Drive; (3) Ron Thomas, 6432 Park Vista Drive; (4) Beth Dittman, 7131 Shannon Road; (5) Janice McLaughlin, 6202 Shannon Road; (6) Amber Nolan, 6202 Shannon Road; (7) Jaime Quiroz, 6030 Shannon Road; and (8) Zoraida Garcia, 5950 Shannon Road.

No others appeared regarding the proposed application.

Mr. Smith moved to deny Zoning Application No. Z1223-0339. Motion was seconded by Mr. Murden and approved unanimously.

ADJOURNMENT

Ms. Rodriguez-Ross moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 9:50 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor