

MINUTES OF WORK AND REGULAR CITY COUNCIL MEETING HELD BEGINNING AT NOON, JUNE 16, 2008, CITY COUNCIL CHAMBER, CITY HALL, 711 N. GALLOWAY.

Present: Mayor John Monaco and Councilmembers Stan Pickett, Shirley Roberts and Greg Noschese, City Manager Ted Barron and City Secretary Judy Womack.

Absent: Councilmember Dennis Tarpley.

PRE-MEETING – CITY COUNCIL CONFERENCE ROOM – NOON.

The City Council met in the City Council Conference Room beginning at noon to discuss the items on the Work and Regular Agenda and receive updates regarding: (1) Faithon P. Lucas, Sr., Boulevard project and (2) Extraterritorial Jurisdiction Comprehensive Plan project and (3) discuss Mesquite Trails Master Plan.

WORK SESSION – CITY COUNCIL CHAMBER – 1:02 P.M.

A. **REPORT FROM MESA DESIGN GROUP REGARDING THE IH 30 GATEWAY PROJECT – RECEIVED.**

Robin McCaffrey with Mesa Design Group presented an overview of the IH 30 Gateway project. He stated that the challenge that Mesquite faces is not the lack of demand but the lack of ability to take advantage of that demand. Two gateway districts to focus on are the Long Branch Creek area along IH 30 to the east and the IH 30/U.S. Highway 80 triangle to the west. He stated that Mesquite is in the path of emerging growth along the IH 30 corridor to Hunt County and along the U.S. Highway 80 corridor to Terrell and will be affected by the demands of future households' spending patterns.

Mr. McCaffrey stated that in the area east of Highway 205 there are more rural conditions, lower densities and more non-durable goods. To the west of Highway 205 there are higher densities and more durable goods including specialty retail markets such as The Harbor in Rockwall. Durable goods need points of differentiation in order to aggregate. Examples of areas with a high potential for the sale of durable goods include Lake Ray Hubbard, Highway 205, IH 635, IH 30 and U.S. Highway 80.

Mr. McCaffrey stated that Mesquite contains multiple structural impediments such as rural ramp styles, congestion, land values, vacancies and parcel configurations which inhibit the City's ability to access the rapidly increasing demand for goods and services. Regional Mesquite and local Mesquite have become so entwined that it is difficult to separate the two. Local streets that were once part of the City now serve freeways in the regional system. The local system will cease to exist if it is submissive to the regional system. The ability to begin to separate the City's local identity from the regional identity is critical to successfully capture the marketing growth along these freeway corridors.

Mr. McCaffrey stated that their proposal is for the local system to reestablish itself into a form that can exist independent of the regional system such as a loop road. It will require visual differentiation such as unique street lights, banners or visual treatments that tell visitors that it has

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continuity and connects the local districts. Once there is local and regional clarity to the City, we can preserve and create a City that can exist independent of its regional system while benefiting from the population growth and development that the regional system will provide.

Mr. McCaffrey stated that the Long Branch Creek area is underutilized relative to the potential of the corridor. Areas with the greatest value potential are located along the freeway and seem to be burdened by structural and access impediments. This is also the case in the IH 30/U.S. Highway 80 triangle where there is a distribution of structural impediments such as rural ramp styles and access concerns. A change must be made to the parcel configuration pattern along the freeways to allow creation of parcels that are more marketable today. A new value generator must be created for the freeways' values to be unlocked from the freeway edge and to more deeply penetrate the site. Mr. McCaffrey proposed a new constellation of parcels be created that will accommodate a contemporary development. As an example, the Long Branch Creek area could be the site of a major facility such as a sports venue located in the center of the property and a commercial development beyond, connected to the freeway via a major beltway. This would give the property structure, clarity, meaning and identity and allow a combination of land uses such as retail, office and residential. Instead of just being a development, it would be a district in which development could occur.

Mr. McCaffrey stated that at the IH 30/U.S. Highway 80 triangle there is underutilized property that could be redeveloped for a much higher use. Vacant land is available to create a landmark for the City with a combination of uses including a hotel, convention center, mixed-use, industrial, high-end multifamily and an outdoor sports park as previously discussed. Instead of creating this on a site-by-site basis, it should be developed on a district-by-district basis, so that a cluster of uses and forms would work together to create a total picture.

Steve Shwiff, Texas A&M University at Commerce, Department of Accounting, Economics and Finance, stated that to take full advantage of the tremendous marketing opportunities generated from areas east of Mesquite and to change the population/income distributions in the City, the Council must take steps to redevelop the IH 30 and U.S. Highway 80 freeway corridors and attract developers with high-end, multi-use projects. Otherwise, new developments will continue to be more in line with those currently along the freeway corridors.

Councilmembers expressed support for the ideas presented.

Mr. McCaffrey stated that the next step is to compile a report and make more specific recommendations.

SPECIAL ANNOUNCEMENT.

Mayor Monaco introduced Terry McCullar, President, Mesquite Chamber of Commerce, who introduced Boy Scouts Chad Geiger, Coy Cowan and Ty Cowan, with Troop No. 48. The scouts are working on their Citizenship in the Community merit badges.

The Work Session ended at 1:55 p.m.

EXECUTIVE SESSION – CITY COUNCIL CONFERENCE ROOM – 2:05 P.M.

Mayor Monaco 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 (prospect seeking to locate in the Skyline Industrial District); whereupon, the City Council proceeded to meet in the City Council Conference Room. After the closed meeting ended at 2:17 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING – CITY COUNCIL CHAMBER – 3:05 P.M.

Invocation was given by Leslie Gregory, Pastor of Adult Ministries, Lake Pointe Church, Mesquite, Texas.

The Pledge of Allegiance was led by Diego Sierra, participant in the Summer Reading Club at the Mesquite Public Library.

CITIZENS INPUT HEARING.

1. PUBLIC HEARING – RECEIVE INPUT FROM CITIZENS REGARDING THE PRELIMINARY BUDGET FOR THE 2008-09 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – HELD.

A public hearing was held to receive input from citizens regarding the preliminary budget for the 2008-09 Community Development Block Grant Program.

Jennifer Morrison, Executive Director, New Beginning Center, expressed appreciation for the City's years of support and outlined their ongoing efforts to provide services to women and children affected by family violence. New Beginning Center has served approximately 1,700 Mesquite residents over the past 12 months and plans to initiate a new residential program within the next couple of years.

No others appeared regarding the preliminary budget for the 2008-09 Community Development Block Grant Program. Mayor Monaco declared the public hearing closed.

CONSENT AGENDA.

Item Nos. 3 and 4 were removed from the Consent Agenda to be considered separately. Mr. Noschese moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Pickett and approved unanimously.

2. MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 2, 2008.

5. BID NO. 2008-078 – ANNUAL SUPPLY OF FIRE DEPARTMENT UNIFORMS – AWARDED PART I TO APPARENT LOW BIDDER GST PUBLIC SAFETY SUPPLY, LLC, THROUGH AN INTERLOCAL AGREEMENT WITH THE CITY OF GRAND PRAIRIE IN THE AMOUNT OF \$16,637.00 AND PART II, ITEMS 1 THROUGH 4, TO C&G WHOLESALE IN THE AMOUNT OF \$41,700.00 AND ITEM 5 TO GST PUBLIC SAFETY SUPPLY, LLC, IN THE AMOUNT OF \$21,656.20 FOR A TOTAL ESTIMATED AMOUNT OF \$79,993.20.
6. BID NO. 2008-086 – PARK ENTRANCE ROAD REPLACEMENT AT TRAVIS WILLIAMS ATHLETIC COMPLEX – AWARDED TO LOW BIDDER ADVANCED PAVING COMPANY IN THE AMOUNT OF \$177,538.00.
7. CITY MANAGER AUTHORIZED TO EXECUTE A CHANGE ORDER TO CITY CONTRACT NO. 2008-074, ANNUAL PURCHASE OF RECYCLING BINS, WITH OTTO ENVIRONMENTAL SYSTEMS FOR THE PURCHASE OF ADDITIONAL RECYCLING BINS IN THE AMOUNT OF \$11,500.00.
8. CHANGE ORDER REPORT RECEIVED FROM CITY MANAGER.
(CE2007-091, ANNUAL SUPPLY OF MAGNETIC WATER METERS - \$5,625.90; CE28-8160, OUTDOOR WARNING SIRENS - \$20,099.20; CE1062-2006, ANNUAL SUPPLY OF DECALS AND STRIPING FOR CITY VEHICLES - \$507.51; CE2007-073, ANNUAL SUPPLY OF FIRE HOSES - \$1,821.76; CE1025-2008, ANNUAL SUPPLY OF SAFETY ITEMS - \$981.36 AND PO800068, MESQUITE DISC GOLF PROJECT: DISC GOLF TEES AND RULES SIGNS ACQUISITION - \$345.00.)

CONSENT AGENDA ITEMS CONSIDERED SEPARATELY.

3. CONSIDER AN ORDINANCE AMENDING CHAPTER 10 OF THE CITY CODE REGARDING LANDSCAPE MAINTENANCE – POSTPONED UNTIL THE JULY 7, 2008, CITY COUNCIL MEETING.

Ms. Roberts moved to postpone consideration of an ordinance amending Chapter 10 of the City Code regarding landscape maintenance until the July 7, 2008, City Council meeting. Motion was seconded by Mr. Pickett and approved unanimously.

4. CONSIDER AN ORDINANCE AMENDING CHAPTER 13 OF THE CITY CODE REGARDING THE SIZE AND LOCATION OF SIGNS – POSTPONED UNTIL THE JULY 7, 2008, CITY COUNCIL MEETING.

Ms. Roberts moved to postpone consideration of an ordinance amending Chapter 13 of the City Code regarding the size and location of signs until the July 7, 2008, City Council meeting. Motion was seconded by Mr. Pickett and approved unanimously.

END OF CONSENT AGENDA.

PUBLIC HEARINGS.

9. PUBLIC HEARING – ZONING – ZONING TEXT AMENDMENT NO. 2008-3 AND ORDINANCE NO. 3963 AMENDING SECTIONS 3-200 AND 3-500 OF THE MESQUITE ZONING ORDINANCE CLARIFYING REGULATIONS ON GENERAL SERVICE AND LIMITED SERVICE HOTELS, INCLUDING REQUIREMENTS FOR THE LOCATION, SIZE AND OPERATION OF RESTAURANTS IN CONJUNCTION THEREWITH – APPROVED.

A public hearing was held to consider Zoning Text Amendment No. 2008-3 and an ordinance amending Sections 3-200 and 3-500 of the Mesquite Zoning Ordinance clarifying regulations on general service and limited service hotels, including requirements for the location, size and operation of restaurants in conjunction therewith.

Richard Gertson, Director of Community Development, explained that the current zoning ordinance contains standards to distinguish between general service and limited service hotels and motels. Staff has proposed, and the Planning and Zoning Commission has approved, amendments to the standards for general service hotels and motels. The proposed ordinance will increase the size of meeting rooms from 450 square feet to 4,000 square feet and require business centers be provided to accommodate business travelers to include a minimum of two computers with internet access, printers and a facsimile machine. The current ordinance requires either a swimming pool or fitness center be provided. If a swimming pool is provided, it must contain a surface area of at least 800 square feet. If a fitness center is provided, it must provide minimum amenities such as cardio equipment, free or static weights, video screens, drinking fountain and towel service.

Mr. Gertson stated that for a general service hotel, the current zoning ordinance requires that a restaurant be located on site or on an adjoining site. There are currently no specific requirements for a restaurant in conjunction with a general service hotel or motel. Staff is proposing that the restaurant be part of the hotel, either within the hotel or attached to the hotel by an enclosed hallway. The restaurant should have a minimum seating for at least 50 customers, offer menu service and must be at least a Class One Restaurant where raw ingredients are used to prepare a meal. Also, the Community Appearance Manual would apply to all facades of a general service hotel or motel.

No one appeared regarding the proposed zoning change. Mayor Monaco declared the public hearing closed.

Mr. Pickett moved to approve Zoning Text Application No. 2008-3 amending Sections 3-200 and 3-500 of the Mesquite Zoning Ordinance, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 3963, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY PROVIDING CERTAIN ADDITIONS AND DELETIONS UNDER SECTIONS 3-200 AND 3-500 THEREBY CLARIFYING REGULATIONS ON GENERAL SERVICE AND LIMITED SERVICE HOTELS AND MOTELS INCLUDING REQUIREMENTS FOR THE LOCATION, SIZE AND OPERATION OF RESTAURANTS IN CONJUNCTION THEREWITH; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO

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EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE THEREOF. Motion was seconded by Ms. Roberts and approved by all voting "Aye." (Ordinance No. 3963 recorded on page of Ordinance Book No. 91.)

10. PUBLIC HEARING – ZONING – APPLICATION NO. EP-11 SUBMITTED BY ALKA PATEL, ALKA ENTERPRISES, INC., FOR A ZONING CHANGE FROM SERVICE STATION TO PLANNED DEVELOPMENT-GENERAL RETAIL AT 3021 BIG TOWN BOULEVARD – POSTPONED UNTIL THE JULY 7, 2008, CITY COUNCIL MEETING.

A public hearing was scheduled to be held to consider Application No. EP-11 submitted by Alka Patel, Alka Enterprises, Inc., for a zoning change from Service Station to Planned Development-General Retail to allow the property to be used for the expansion of a convenience store in addition to other uses in Block A, Lot 1, Eastfield Plaza. This property is located at 3021 Big Town Boulevard at the southwest corner of Big Town Boulevard and John West Road. This item was postponed at the June 2, 2008, City Council meeting.

Richard Gertson, Director of Community Development, stated that the applicant has requested this item be postponed until the July 7, 2008, City Council meeting.

Mr. Pickett moved to postpone consideration of Application No. EP-11 submitted by Alka Patel, Alka Enterprises, Inc., for a zoning change from Service Station to Planned Development-General Retail until the July 7, 2008, City Council meeting. Motion was seconded by Ms. Roberts and approved unanimously.

APPOINTMENT TO BOARDS AND COMMISSIONS.

17. CONSIDER APPOINTMENT OF ONE MEMBER TO THE MESQUITE HOUSING BOARD FOR A TERM TO EXPIRE DECEMBER 3, 2008 – POSTPONED UNTIL THE JULY 7, 2008, CITY COUNCIL MEETING.

Ms. Roberts moved to postpone consideration of an appointment of one member to the Mesquite Housing Board until the July 7, 2008, City Council meeting. Motion was seconded by Mr. Noschese and approved unanimously.

The meeting adjourned at 3:35 p.m.

Judy Womack
City Secretary

John Monaco
Mayor