



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, February 16, 2026

5:00 PM

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

Members of the public desiring to speak during Citizens Forum may complete a registration card, which is available at the entrance to the City Council Chamber, and present it to the City Secretary prior to the meeting or pre-register by sending an email, including name, address and subject to be discussed, to the City Secretary at sland@cityofmesquite.com by 3:00 p.m., on February 16, 2026.

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

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM/TRAINING ROOMS A&B - 5:00 P.M.

In accordance with Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into executive session to discuss any of the following:

- Pending and/or Contemplated Litigation
- Purchase, Exchange, Lease or Value of Real Property
- Personnel Matters
- Economic Development

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 5:30 P.M.

- 1 Receive financial statements for period covering October 1, 2025, through December 31, 2025.

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

INVOCATION

Reginald Jefferson, Pastor, New Hope Baptist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

This time is reserved for special announcements and recognition of individuals or groups.

CITIZENS FORUM

At this time a number of citizens not to exceed 10 shall be allowed to speak on any matter other than items on the agenda, personnel matters, matters under litigation or matters concerning the purchase, exchange, lease or value of real property for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. No Council action or discussion is to be taken until such matter is placed on the Agenda and posted in accordance with law.

CITIZENS COMMENTS

At this time, any individual wishing to discuss any matter on the agenda shall be allowed to speak for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

CONSENT AGENDA

(All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Council or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request by a City Councilmember.)

- 2 Minutes of the regular City Council meeting held February 2, 2026.
- 3 An ordinance authorizing the City Manager to execute and administer an Interlocal Agreement between the City of Mesquite and Mesquite Independent School District (MISD) for the operation of the City's Educational Access Channel.
- 4 Bid No. 2026-052 - Purchase of Four Toyota Vehicles.
(Staff recommends award to Silsbee Toyota Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$136,153.10.)
- 5 Authorize the City Manager to finalize and execute Change Order No 4 to Bid No. 2023-141, Construction Services for Construction of New Fire Station No. 2, with AUI Partners, LLC, for additional services in the total amount of \$104,240.28.
- 6 Authorize the City Manager to finalize and execute a Consent to Assignment of Ground Lease with DAG KHQZ Airport LLC.

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 7 Consider appointment of one Regular Member (Position No. 4) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for a term to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board.

PUBLIC HEARINGS

(City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to include nonresidential when the request is for solely residential uses or vice versa.)

- 8 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0392 submitted by Austin Bridge & Road, LP, for a change of zoning from Planned Development, Ordinance No. 1110, to Planned Development, Ordinance No. 1110, with a Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant located at 3220 East U.S. 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.)
- 9 Conduct a public hearing and consider an ordinance for Zoning Application No. Z1225-0433 submitted by JPI Development for a change of zoning to amend Planned Development (PD) - Multifamily, Ordinance No. 5110, to modify the development standards and the concept plan for the PD located at 900 and 1000 Windbell Circle.
(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.)
- 10 Conduct a public hearing and consider a resolution supporting Reserve at Motley Limited Partnership's application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive 9% Housing Tax Credits Program for the construction of an approximately 68-unit senior restricted affordable multifamily rental housing development to be located at 2700 Motley Drive, in accordance with Chapter 2306 of the Texas Government Code and acknowledging proximity to another development serving the same target population, providing a local funding commitment for the development and authorizing the City Secretary to certify the resolution to the TDHCA.
- 11 Conduct a public hearing and consider a resolution providing no objection for Torrington Creekside, LP's application (through developer JPI Affordable Development, LLC) to the Texas Department of Housing and Community Affairs (TDHCA) for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 291-unit affordable multi-family rental housing development to be located at or about 900 and 1000 Windbell Circle (the Development), in accordance with Chapter 2306 of the Texas Government Code, allowing the construction of the development in accordance with 10 Texas Administrative Code §11.3(d), and authorizing the City Secretary to certify the resolution to the TDHCA.

- 12 Conduct a public hearing in accordance with Section 394.9025 of the Texas Local Government Code on possible issuance of bonds by The Mesquite Housing Finance Corporation (MHFC) ("Corporation") to finance the construction of an approximately 291-unit multifamily residential rental development for persons of low and moderate income to be located at or about 900 and 1000 Windbell Circle, to be owned and operated by Torrington Creekside, LP, with MHFC Torrington Creekside GP, LLC, a wholly-owned affiliate of the Corporation, to be admitted as the sole general partner, and MHFC Torrington Creekside Landowner, LLC, a wholly-owned affiliate of the Corporation, as ground lessor.

ADJOURNMENT

NOTICE OF EXECUTIVE SESSION

Pending and Contemplated Litigation

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed:

1. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
2. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
3. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
4. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
5. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024
6. Sonia Elizabeth Cortez Estrada, Individually and as Next Friend of R.R.C. and R.R.C., Minors; and Guadalupe Mata v. City of Mesquite, Cause No. CC-25-04336-B - Filed 06-05-2025
7. Velazquez v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-25
8. Barnett v. City of Mesquite and Philip Offutt, Jr., Cause No. CC-25-08515-E – Filed 10-24-25
9. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-25

Consultation with Attorney

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to conduct a private consultation with its attorney related to pending or contemplated litigation, a settlement offer, and/or a matter 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 that conflicts with Texas Government Code Chapter 551. The following subjects may be discussed:

- 13 Discuss Meet & Confer process.

Real Property

Pursuant to Section 551.072 of the Texas Government Code, the City Council will meet in closed session to consider the purchase, exchange, lease or value of real property. The following subjects may be discussed:

- 14 Discuss the purchase of property on South Ebrite Street.

Personnel Matters

Pursuant to Section 551.074 of the Texas Government Code, the City Council may 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 employees. A complete list of the members of the City boards and commissions is on file in the City Secretary's office. The following subjects may be discussed:

- Annual Review of City Attorney

Economic Development

Pursuant to Section 551.087 of the Texas Government Code, the City Council will meet in closed session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The following subjects may be discussed:

- 15 Discuss an economic development program agreement assignment for a project at Scylene Road and Faithon P. Lucas, Sr. Boulevard.

Following discussions in executive session, the City Council will reconvene in open session where any final action regarding executive session items will be taken.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters posted on this agenda, when such executive session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices or Security Audits) and 551.087 (Economic Development); Texas Tax Code Section 321.3022 (Sales Tax Information) and Texas Government Code Section 418.183(f) (Emergency Management).

The City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972-216-6244 or TDD 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Local Government Code, any member of the public wishing to address the City Council through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.