



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, July 20, 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 July 20, 2026.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8280](#) Receive briefing from STAR Transit regarding public transportation ridership numbers and service supplement options.
- 2 [26-8263](#) Receive departmental strategy and budget presentations from the Solid Waste/Equipment Services, Planning and Development Services, and Airport departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2026-27 budget.

(Any staff presentation not completed prior to the City Council Regular Meeting in the City Council Chamber at 7:00 p.m. may be presented and considered in the City Council Chamber following the Regular Meeting.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 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

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

INVOCATION

Thomas Freeman, Pastor, The Well Community Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Youth Council.

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.

PUBLIC HEARINGS

- 3 [26-8274](#) Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2026-27 budget.

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.)

- 4 [26-8096](#) Minutes of the regular City Council meeting held July 6, 2026.

Attachments: [July 6, 2026 minutes](#)

- 5 [26-8305](#) A resolution requesting financial assistance from the Texas Water Development Board (TWDB) and authorizing the filing of an application for financial assistance.

Attachments: [Resolution](#)

- 6 [26-8295](#) Bid No. 2026-030 - Brandy Station Park Playground Replacement.
(Authorize the City Manager to finalize and execute a contract with Child's Play, Inc., through BuyBoard Purchasing Cooperative Contract No. 781-25, Vendor No. 1501, in an amount not to exceed \$288,576.00.)
- Attachments:* [Exhibit](#)
- 7 [26-8319](#) Bid No. 2026-058 - Annual Cost Share Contract for Sidewalk, Drive Approaches and Curb and Gutter Replacement.
(Authorize the City Manager to finalize and execute a contract with lowest responsible bidder Texas Made Ramirez Construction Corporation in an amount not to exceed \$359,000.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
- 8 [26-8293](#) Bid No. 2026-093 - Annual Contract for Mack Truck Parts and Repairs for City Fleet.
(Authorize the City Manager to finalize and execute a contract and any required documents with sole source provider Bruckner Truck Sales, Inc., in an amount not to exceed \$260,000.00.)
- Attachments:* [Sole Source Letter](#)
- 9 [26-8320](#) Bid No. 2026-099 - Purchase of Four Ford Vehicles to Replace Units Damaged in Motor Vehicle Accidents.
(Staff recommends award to Chalmers Ford, Inc., through HGACBuy Contract No. VE05-24, in an amount not to exceed \$201,506.70.)
- Attachments:* [Quotes](#)
 [Proposed Vehicle Equipment Replacement Overview](#)
- 10 [26-8306](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Huitt-Zollars, Inc., a Texas Corporation, for City Hall Retaining Wall and Site Improvements, in the amount of \$166,650.00.
- Attachments:* [Location Map](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 11 [26-8308](#) Consider appointment of one Regular Member (Position No. 3) and one Alternate Member (Alternate No. 1) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2027.
- Attachments:* [List of Eligible Applicants](#)

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.)

- 12** [26-8182](#) A. Conduct a public hearing to receive citizen input regarding the proposed 2026-2027 Community Development Block Grant (CDBG) Program budget and adopt the Annual Action Plan.

B. Consider a resolution approving the Community Development Block Grant Program Year 2026-2027 Budget, authorizing the filing of an application for an amount not to exceed \$1,058,066 for federal funds under the Housing and Community Development Act and designating the City Manager as Chief Executive Officer and authorized representative for the purpose of giving required assurances and acting in connection with said application.

Attachments: [Annual Action Plan](#)
 [Resolution](#)

- 13** [26-8307](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0426-0448 submitted by Ricky Ponton for a change of zoning from General Retail to Planned Development - General Retail with a Conditional Use Permit to allow an Electrical Contractor Office and Warehouse with Accessory Outdoor Storage with modified development standards located at 1402 and 1406 Rodeo Center Boulevard.

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

Attachments: [Staff Reports and Maps](#)
 [P&Z Minutes](#)
 [Ordinance](#)

- 14** [26-8317](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0526-0452, submitted by Veronica Morales, for a change of zoning from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit with modifications to reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces located at 1303 Buena Vista Street.

(Seven responses 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.)

Attachments:

[Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

15 [26-8304](#)

Conduct a public hearing and consider a resolution 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 (Chapter 380 Agreement) and related Lease Agreement for such purposes with Grounded LLC, for the development of a restaurant and retail business in a City-owned building located in downtown Mesquite at 211West Main Street, Mesquite, Texas (the "Premises"), providing for the lease of the Premises with an option to purchase the Premises for such price and upon such terms and conditions as set forth in the Agreement and Lease, and authorizing the City Manager to administer the Agreement and Lease on behalf of the City.

Attachments:

[Resolution](#)

16 [26-8322](#)

Conduct a public hearing and consider an ordinance amending the City Code by making a Mesquite Zoning Ordinance text amendment, ZTA No. 2026-01, thereby revising Appendix C (Mesquite Zoning Ordinance), by making additions and deletions to certain sections in Parts 1, 1-A, 3, and 6; and amending the Mesquite City Code by making additions and deletions to certain sections in Chapter 10 (Offenses - Miscellaneous), under Article III (Noise), all for the purpose of revising and establishing regulations related to and for Data Centers and related uses such as Battery Energy Storage Systems ("BESS"), and Accessory Backup Generators, and other general updates related thereto including, but not limited to, use-specific development standards, glare and lighting performance standards, landscape requirements, off-street parking regulations, definitions, and noise standards; and prohibiting Cryptocurrency Mining as a primary use or accessory use in all districts; and revising Appendix D - Comprehensive Fee Schedule for updated fees associated with said amendments.

(This item was postponed at the July 6, 2026, City Council meeting.)

Attachments:

[Staff Memo](#)

[Staff Report](#)

[P&Z Minutes](#)

[Ordinance](#)

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, Cause No. DC-24-02668 – Filed 02-15-2024
3. Shamsa Alshilbi v. City of Mesquite, et al., Civil Action 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, Civil Action No. 3:24-cv-3141 – Filed 12-14-2024
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. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-2025
8. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
9. Mercydis Benson, individually and as mother and wrongful death beneficiary of the Estate of Karson Benson, deceased v. City of Mesquite, Texas, Cause No. DC-26-04295 - Filed 03-09-2026
10. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
11. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
12. Nancy Edge v. City of Mesquite, Gerald Van Meter, Danny Van Meter and John Doe Officers 1-5, Cause No. DC-26-07383 - Filed 4-23-2026
13. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026

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.

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:

- 17 26-8279 Discuss an economic development project in a City-owned building in**

Downtown Mesquite.

- 18 26-8318** Discuss economic development incentives for a business expansion project in the Skyline Industrial District.

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 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.