



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, October 19, 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 October 19, 2026.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8411](#) Receive briefing regarding Police Department License Plate Reader technology.
- 2 [26-8434](#) Receive briefing regarding Downtown Traffic Calming and Truck Routing.

(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

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:00 P.M.

- 3 [26-8448](#) Receive briefing regarding the November 3, 2026, Mesquite Independent School District (MISD) Election.

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

Antonio Cesar Guel, Pastor, Centro Familiar De Restauracion y Vida.

PLEDGE OF ALLEGIANCE

Members of the Friends of the Mesquite Public Library.

SPECIAL RECOGNITION

- 4 [26-8447](#) Recognize Keep Mesquite Beautiful, Inc. for receiving the 2026 Governor's Community Achievement Award.

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.)

- 5 [26-8102](#) Minutes of the regular City Council meeting held October 5, 2026.

Attachments: [October 5, 2026, minutes](#)

- 6 [26-8451](#) An ordinance adopting the 2026-27 Pay Plans for General Government Personnel with an effective date of October 1, 2026.
- Attachments:* [Ordinance](#)
- 7 [26-8427](#) A resolution authorizing the City Manager to finalize and execute a Grant Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, for participation in the Routine Airport Maintenance Program (RAMP) in an amount up to \$100,000.00.
- Attachments:* [Resolution](#)
- 8 [26-8450](#) A resolution authorizing the City Manager to execute Amendment No. 4 to the Dallas Area Household Hazardous Waste Network Interlocal Agreement with Dallas County for Fiscal Year 2026-27 in an amount not to exceed \$168,825.00.
- Attachments:* [Resolution](#)
- 9 [26-8425](#) RFP No. 2026-012 - Annual Facility Maintenance, Time and Material, Repair and Remodeling Contract.
(Authorize the City Manager to finalize and execute contracts with Concord Commercial Services, Inc., in an amount not to exceed \$140,000.00; R Staggs Contracting LLC, dba Staggs Enterprise in an amount not to exceed \$20,000.00; Dallas Harmony Construction, LLC in an amount not to exceed \$20,000.00; Berger Engineering Co. in an amount not to exceed \$450,000.00; Boyd Operating Company, LLC, dba Boyd Electric in an amount not to exceed \$40,000.00; Artex Overhead Door Company in an amount not to exceed \$45,000.00; and JM Management LLC, dba JM Construction Solutions in an amount not to exceed \$185,000.00, for a total amount not to exceed \$900,000.00. The term of each 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.)
- Attachments:* [Evaluation Summary Sheet](#)
- 10 [26-8449](#) Bid No. 2026-075 - Eastfield Soccer Complex: Field Renovation and Turf Replacement.
(Authorize the City Manager to finalize and execute a contract and any required documents with DTurfMeister, LLC., in an amount not to exceed \$436,108.00.)
- Attachments:* [Evaluation Summary Sheet](#)
- 11 [26-8435](#) Bid No. 2026-091 - VertexOne Software-as-a-Service (SaaS) Agreement.
(Authorize the City Manager to finalize and execute an agreement with sole source provider VertexOne Software, LLC, renewing WaterSmart water meter customer portal software services for a five-year period in an amount not to exceed \$417,425.55, and to authorize VertexOne the

exclusive use of the City's official logo for the purpose of identifying the City as a VertexOne customer on its online platform.)

Attachments: [Renewal Order](#)
[Sole Source Letter](#)

- 12** [26-8436](#) Bid No. 2026-100 - Annual Landscape Maintenance of the TxDOT High Visibility Interchanges.
(Authorize the City Manager to finalize and execute a contract with Southlake Landscaping & Maintenance, Inc. in amount not to exceed \$183,250.00. 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.)

Attachments: [Evaluation Summary Sheet](#)

- 13** [26-8446](#) Bid No. 2027-014 - Purchase of One Roll-Off Truck for Commercial Solid Waste.
(Staff recommends award to Bruckner Truck Sales, Inc., through Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGACBuy) Contract HT07-26A, in an amount not to exceed \$255,337.00.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 14** [26-8445](#) Bid No. 2027-019 - Purchase of 10 Toyota RAV4 Hybrids.
(Staff recommends award to Silsbee Toyota Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$358,160.50.)

Attachments: [Quotes](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 15** [26-8356](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Freese and Nichols, Inc., a Texas Corporation, for Peachtree Road at Bruton Road Intersection Improvements, in the amount of \$689,718.00.

Attachments: [Location Map](#)
[Proposed Improvements Map](#)

- 16** [26-8437](#) Authorize the City Manager to execute an Interlocal Agreement with Dallas County for transfer of custody of arrested persons prior to magistration.

Attachments: [Interlocal Agreement](#)

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.)

- 17 [26-8443](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0826-0460, submitted by RLK Engineering on behalf of Mesquite Independent School District (MISD), for a change of zoning from Planned Development - Single Family Residential to Planned Development - Single Family Residential with a Conditional Use Permit to allow a public school located at 1800 McKenzie Road (aka 1805 McKenzie Road).
(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 approval.)

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

- 18 [26-8444](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0826-0461, submitted by WRA Architect on behalf of Mesquite ISD, for a change of zoning from Agricultural to Agricultural with a Conditional Use Permit to allow the expansion of an existing public school located at 2300 Mesquite Valley Road.
(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 approval.)

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

- 19 [26-8438](#) Conduct a public hearing and consider a resolution authorizing the City Manager to finalize and execute the Second Amendment to Chapter 380 Grant Agreement by and between RealTruck Enterprise, Inc. (RTE) (as the new developer) and the City of Mesquite (City), amending the Chapter 380 Economic Development Program Agreement by and between Vehicle Accessories, Inc. (VAI) (as the original developer) and the City, as previously amended and authorizing the City Manager to finalize and execute an Assignment and Assumption of Chapter 380 Grant Agreement by and between VAI and RTE, for the development of 2700 East Scylene Road in the City of Mesquite, Texas.

Attachments:[Resolution](#)

- 20 [26-8441](#) Conduct a public hearing and consider an ordinance amending the City Code by making a Mesquite Zoning Ordinance Text Amendment, ZTA No.

2026-05, thereby revising Appendix C (Mesquite Zoning Ordinance), by making additions and deletions to certain sections in Parts 3, 4, and 6, all for the purpose of adding and/or revising regulations for car washes, and other general updates related thereto, including, but not limited to, permitted uses, development and operational standards, parking requirements, and definitions.

Attachments:

[Staff Report](#)

[P&Z Minutes](#)

[Ordinance](#)

21 [26-8439](#)

Conduct a public hearing and consider an ordinance amending the City Code by making a Mesquite Zoning Ordinance Text Amendment, ZTA No. 2026-03, thereby revising Appendix C (Mesquite Zoning Ordinance[MZO]), by making additions and deletions to certain sections in Parts 1, 1A, 2, 3, 4, 5, and 6, all for the purpose of adding and/or revising regulations for multifamily residential, mixed-use residential, and townhouse developments in response to Senate Bill 840 and Chapter 218 of the Texas Local Government Code, and other general updates related thereto, including, but not limited to, development standards, permitted uses, site plan requirements, and definitions, and for the purpose of making corrections to recent omissions in the table located in MZO, Part 3, 3.200, Section 3.203 (nonresidential districts, schedule of permitted uses - contents to SIC codes).

Attachments:

[Staff Report](#)

[P&Z Minutes](#)

[Ordinance](#)

22 [26-8440](#)

Conduct a public hearing and consider an ordinance amending the City Code by making a Mesquite Zoning Ordinance Text Amendment, ZTA No. 2026-04, thereby revising Appendix C (Mesquite Zoning Ordinance), by making additions and deletions to certain sections in Parts 1, 1A, 2, 4, 5, and 6, and amending Appendix B (Subdivision Ordinance), by making additions and deletions to certain sections in Articles III, V, and VI, all for the purpose of adding and/or revising regulations for small lot and single-family residential developments in response to Senate Bill 15 and Chapter 211, Subchapter D of the Texas Local Government Code, and other general updates related thereto, including, but not limited to, development standards, subdivision requirements, administrative procedures, and definitions.

Attachments:

[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. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
4. Stephen Lawrence v. City of Mesquite and Jack Fyall, Civil Action No. 3:24-cv-3141 – Filed 12-14-2024
5. 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
6. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
7. 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
8. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
9. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
10. 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
11. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026
12. Jose Landaeta Salazar v. Officer Teresa C. Siguenza, Mesquite Police Department, and the City of Mesquite, Cause No. DC-26-15074 - Filed 8-11-2026
13. Julian Chavez v. City of Mesquite, Cause No. DC-26-20548 - Filed 9-22-2026

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.

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.