



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, July 7, 2025

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 7, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7641](#) Receive departmental strategy and budget presentations from the Airport, Human Resources, Parks and Recreation, and Solid Waste/Equipment Services Departments related to City Council strategic goals and objectives and other budget updates including employee compensation on Fiscal Year 2025-26 budget.
- 2 [25-7722](#) Receive briefing regarding the Downtown Mesquite Zoning District.

(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

Cerone Lacey, Pastor, Restorative Life 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.

PUBLIC HEARING RELATING TO THE FISCAL YEAR 2025-26 BUDGET

- 3 [25-7731](#) Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2025-26 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 [25-7727](#) Minutes of the regular City Council meeting held June 16, 2025.

 Attachments: [June 16, 2025, minutes](#)
- 5 [25-7661](#) A resolution adopting the Public Housing Authority 5-Year and Annual Plan for the Housing Choice Voucher Program.

 Attachments: [Resolution](#)
- 6 [25-7713](#) A resolution authorizing the nomination of United Parcel Service, Inc. (UPS), to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and enterprise project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas

Government Code.

Attachments: [Resolution](#)

- 7 [25-7725](#) Bid No. 2025-106 - Street Repairs for 2025 Alley Reconstruction.
(Authorize the City Manager to finalize and execute a contract with Jim Bowman Construction, LP, in the amount of \$2,148,041.50.)

Attachments: [Recommendation Letter](#)
 [Bid Tabulation](#)
 [Location Maps](#)

- 8 [25-7716](#) Authorize the City Manager to finalize and execute Amendment No. 1 to RFQ No. 2024-039, Architectural Services for the Design and Construction of the New Public Safety Training Facility, with Brown Reynolds Watford (BRW) Architects, Inc. for additional architectural services in the amount of \$282,725.00.

Attachments: [Amendment No. 1](#)
 [Site Plan](#)

OTHER BUSINESS

- 9 [25-7723](#) Consider a request to waive the parkland dedication requirements or allow a fee in lieu of for Motley Senior Living, located at 2910 Motley Drive.

Attachments: [Letter of Request](#)
 [Aerial Map](#)
 [Site Plan](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 10 [25-7717](#) Consider appointment of one Alternate Member (Alternate No. 1) to the Building Standards Board for a term to expire December 31, 2025.

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.)

- 11 [25-7720](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to change the future land use designation from Parks, Open Space, and Drainage to Utilities and a change of zoning from Light Commercial and R-3, Single Family Residential to Planned Development -

Light Commercial with modified development standards to allow an expansion of the electric substation at 200 and 427 Gross 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 with certain stipulations.)

Attachments: [Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

12 [25-7721](#)

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - Commercial (Ord. 1643) to PD - Commercial to allow limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-foot separation requirement from a residential district located at 4444 North Galloway Avenue.

(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 with certain stipulations.)

Attachments: [Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

13 [25-7687](#)

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to Planned Development - General Retail (GR) and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail to allow a retail development with contractor uses in addition to those permitted in the GR district with modified development standards, located at 2200 Lawson Road (east of the Clay Mathis Road and Lawson Road intersection).

(No responses in favor and one in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed at the March 17, 2025, City Council meeting.)

Attachments: [Staff Report and Maps](#)

[P&Z Minutes](#)

[Revised Concept Plan](#)

[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. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
3. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024; removed to U.S. Dist. Court, N. Dist. Tex., No. 3:24-cv-00740-D; on appeal to the Fifth Circuit of Appeals, No. 24-11025
4. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
5. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
6. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024
7. 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

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:

- Legal advice regarding the roles and duties of the City Council and actions by City Councilmembers.

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:

14 25-7739 Discuss proposed revisions to the Solterra Development Agreement.

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.