



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, May 4, 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 May 4, 2026.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8205](#) Receive briefing regarding the collection of delinquent court fines and fees, and the collection of unpaid closed utility accounts by Linebarger Goggan Blair & Sampson, LLP.

- 2 [26-8210](#) Receive briefing regarding data center development standards.

(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

Chad Flowers, Pastor, Emmanuel Pentecostal Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Business Community.

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.

APPOINTMENTS FOR PERSONAL APPEARANCE

- 3 [26-8193](#) Receive year-end presentation from the Mesquite Youth Council.

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 [26-8091](#) Minutes of the regular City Council meeting held April 20, 2026.

Attachments: [April 20, 2026, minutes](#)

- 5 [26-8122](#) A resolution adopting STAR Transit Policy #119, Title VI Program, as updated on April 21, 2026, applicable to all City of Mesquite public transit services.

Attachments: [Resolution](#)

- 6 [26-8208](#) Bid No. 2026-053 - Paving and Utility Improvements for Edgemont Park.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$10,326,039.00.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
 [Location Map](#)
- 7 [26-8209](#) Bid No. 2026-056 - Paving and Utility Improvements for San Marcus, Diane and Barbara.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$840,790.00.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
 [Location Maps](#)
- 8 [26-8219](#) Authorize the City Manager to finalize and execute a contract with Johnson, Mirmiran & Thompson (JMT), Inc. for project management services in connection with the design and construction of the new Police Department Gun Range in an amount not to exceed \$482,569.23.
- 9 [26-8204](#) Authorize the City Manager to execute a Utility Billing and Metering Consulting Contract with ISI Water Company d/b/a Water Company of America, pursuant to Chapter 791 Texas Government Code, for a term of three years with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.
- Attachments:* [WCA Proposal for Services](#)
- 10 [26-8213](#) Ratification of the total expenditure of \$486,559.00, without competitive bidding, for the emergency repair of the sewer line that serves 1919 Brandy Station and authorizing payment to ANA Site Construction, LLC for such repairs.
- 11 [26-8214](#) Ratification of the total expenditure of \$259,085.00, without competitive bidding, for the emergency repair of the aerial sewer line that serves 2482 Pioneer Road and authorizing payment to ANA Site Construction, LLC for such repairs.
- 12 [26-8203](#) Appoint Terry Anderson to the North Texas Municipal Water District Board of Directors for a term to expire May 31, 2028.
- Attachments:* [NTMWD Letter](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 13 [26-8207](#) Consider appointment of one Regular Member (Position No. 4) to the Youth Advisory Board for a term to expire December 31, 2026, and one Regular Member (Position No. 7) for a term to expire December 31, 2027.

Attachments: [List of Eligible Applicants](#)

- 14 [26-8216](#) Consider appointment of Elizabeth Medina to the Personnel/Trial Board for a term to expire December 31, 2027, and confirmation of appointment by the City Manager of Elizabeth Medina to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission for a term to expire December 31, 2027.

Attachments: [Application](#)

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.)

- 15 [26-8211](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0435, submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - General Retail and Commercial, Ordinance No. 1643, to PD-General Retail to allow uses permitted in General Retail zoning and to modify development standards located at 4355 Childress 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 Reports and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 16 [26-8212](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0436, submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club, for a change of zoning to amend Planned Development (PD) - Commercial, Ordinance No. 5175, to modify development standards for the PD located at 4420 North Galloway Avenue (northeast corner of North Galloway Avenue and Barnes Bridge 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](#)

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. Cody Barnett v. The City of Mesquite - Cause No. CC-25-08515-E – Filed 10-24-2025
8. 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
9. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
10. 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
11. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
12. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026

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 26-8217** Discuss an economic development program agreement for a prospective project at IH 20 and Lawson Road.

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 según el Sub-capítulo H, Capítulo 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 según el Sub-capítulo H, Capítulo 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.