



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, May 18, 2026

5:30 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 18, 2026.

PRE-MEETING - TRAINING ROOMS A&B - 5:30 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8249](#) Receive briefing regarding grants, funding opportunities, management, and compliance.

(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 - 5:30 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.

- 2 [26-8151](#) Receive financial statements for period covering October 1, 2025, through March 31, 2026.

Attachments: [March 31, 2026. Financial Statements](#)

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

Dr. Deron Biles, Pastor, Sunnyvale First Baptist Church, Sunnyvale, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Citizens Police Academy Alumni Association in honor of National Police Week.

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.)

- 3 [26-8092](#) Minutes of the regular City Council meeting held May 4, 2026.

Attachments: [May 4, 2026, minutes](#)

- 4 [26-8156](#) An ordinance of the City of Mesquite, Texas, authorizing the issuance and sale of City of Mesquite, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, in one or more series in the aggregate principal amount of not to exceed \$51,000,000; levying a tax in payment thereof; awarding the sale thereof; prescribing the form of said certificates; approving execution and delivery of a paying agent agreement and bond purchase agreement; approving the official statement;

approving and enacting other provisions relating thereto.

Attachments: [Ordinance](#)

- 5 [26-8183](#) An ordinance amending the budget for Fiscal Year 2025-26, as heretofore approved by Ordinance No. 5183 of the City of Mesquite, Texas, adopted on August 18, 2025, appropriating and setting aside the necessary funds out of the general and other revenues of the City of Mesquite for Fiscal Year 2025-26, for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said amended budget.

Attachments: [Ordinance](#)

- 6 [26-8239](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article XII (Energy Conservation Code) in its entirety thereby adopting the 2024 Edition of the International Energy Conservation Code (I.E.C.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)

[Ordinance](#)

- 7 [26-8240](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article II-B (Existing Building Code) in its entirety thereby adopting the 2024 Edition of the International Existing Building Code (I.E.B.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)

[Ordinance](#)

- 8 [26-8241](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article X (Fuel Gas Code) in its entirety thereby adopting the 2024 Edition of the International Fuel Gas Code (I.F.G.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)

[Ordinance](#)

- 9 [26-8242](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article VII (Mechanical Code) in its entirety thereby adopting the 2024 Edition of the International Mechanical Code (I.M.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)

[Ordinance](#)

- 10 [26-8243](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article VI (Plumbing Code) in its entirety thereby adopting the 2024 Edition of the International Plumbing Code (I.P.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)
[Ordinance](#)

- 11** [26-8244](#) An ordinance amending Chapter 7 of the City Code, by repealing and replacing Chapter 7, Article III (Property Maintenance Code) in its entirety thereby adopting the 2024 Edition of the International Property Maintenance Code (I.P.M.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)
[Ordinance](#)

- 12** [26-8245](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article XI (Residential Code) in its entirety thereby adopting the 2024 Edition of the International Residential Code (I.R.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)
[Ordinance](#)

- 13** [26-8246](#) An ordinance amending Chapter 5 of the City Code, by repealing and replacing Chapter 5, Article IX (Swimming Pool and Spa Code) in its entirety thereby adopting the 2024 Edition of the International Swimming Pool and Spa Code (I.S.P.S.C.) and providing certain local amendments thereto.

Attachments: [March 17, 2026, BSB Minutes](#)
[Ordinance](#)

- 14** [26-8220](#) Bid No. 2026-071 - Purchase of John Deere Tractor for Municipal Airport. (Staff recommends award to United Ag & Turf, through Sourcewell Contract No. 082923-DAC, in an amount not to exceed \$107,386.48.)

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

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** [26-8236](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0439, submitted by Dynamic Engineering on behalf of Johnson Development Associates, for a change of zoning to amend Planned Development - Light Commercial Ordinance No. 5159 to allow mini-warehousing, self-storage as a permitted use with modified development standards located on the southern 5-acre portion of 5201 Northwest Drive.

(One letter 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](#)

- 16** [26-8235](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0226-0441, submitted by WRA Architects, on behalf of Mesquite Independent School District (MISD) for a change of zoning from Single-Family Residential R-3 to Single-Family Residential R-3 with a Conditional Use Permit to allow an elementary school located at 3719 and 4000 Moon Drive.

(Two 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.)

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.

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.