



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, December 1, 2025

5:15 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 December 1, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-8012](#) Receive a briefing regarding the remodel and renovation of 823 North Galloway Avenue.
- 2 [25-8020](#) Discuss amended 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 - 5:15 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

John Schelter, Our Savior Lutheran Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL RECOGNITION

- 3 [25-7994](#) Recognize Real. Texas. Service. Champions.

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.)

- 4 [25-7861](#) Minutes of the regular City Council meeting held November 17, 2025.

Attachments: [November 17, 2025, minutes](#)

- 5 [25-8006](#) A resolution authorizing the submission of the 2024 Community Development Block Grant Programs Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD).

Attachments: [PY24 Consolidated Annual Performance and Evaluation Report](#)
[PY24 CDBG Program Overview](#)
[Resolution](#)

- 6 [25-8005](#) A resolution endorsing and accepting the Fiscal Year 2025 Community

Oriented Policing Services (“COPS”) Grant in the amount of \$93,750.00 from the United States Department of Justice (“DOJ”) to increase the authorized staffing level of a commissioned police officer, approving the City’s required contribution in the amount of \$31,250.00, and authorizing the City Manager as the authorized representative or other designated responsible officer for the purpose of requesting, receiving, and disbursing funds through the DOJ in connection with such grant.

Attachments: [Award Letter](#)
[Resolution](#)

- 7 [25-8014](#) Bid No. 2025-186 - 2025 La Prada Drive Paving, Drainage, and Utility Improvements (Motley Drive to Pinehurst Lane).
(Authorize the City Manager to finalize and execute a contract with McMahon Contracting, LP, in the amount of \$33,930,863.59.)

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

- 8 [25-8010](#) Bid No. 2026-031 - Uninterruptable Power Supply Replacement.
(Staff recommends award to Summus Industries, Inc., through National Cooperative Purchasing Alliance Contract No. 01-143, and authorize the City Manager to finalize and execute a Scope of Work for Electrical Services with Summus Industries, Inc., through Texas Department of Information Resources Contract No. DIR-CPO-5033, in an amount not to exceed \$119,577.42.)

Attachments: [Hardware Quote](#)
[Scope of Work Quote](#)

- 9 [25-8015](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Walter P. Moore & Associates, Inc. a Texas Corporation, for the Stream 2B4 Drainage Study, in the amount of \$321,280.00.

Attachments: [Location Map](#)

OTHER BUSINESS

- 10 [25-7976](#) Consider a resolution approving the issuance of tax-exempt obligations by The Mesquite Housing Finance Corporation to finance the acquisition and construction of Avanti Hills by KCG Avanti Hills, LP.

Attachments: [Resolution](#)
[Texas Bond Review Board Certificate of Reservation](#)
[TEFRA Notice](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 11 [25-7901](#) Consider appointment of five Regular Members (Position Nos. 1, 3, 5, 7 and 9) to the Animal Services Advisory Committee for terms to expire December 31, 2027.
- 12 [25-7923](#) Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.
- Attachments:* [List of Eligible Applicants](#)
- 13 [25-7924](#) Consider appointment of four Regular Members (Position Nos. 1, 3, 5, and 7) to the Building Standards Board for terms to expire December 31, 2027, and one Regular Member (Position No. 6) for a term to expire December 31, 2026.
- 14 [25-7944](#) Consider appointment of four Regular Members (Position Nos. 1, 4, 7 and 10) to the Downtown Development Advisory Board for terms to expire December 31, 2028, and one member (Position No. 6) for a term to expire December 31, 2027.
- Attachments:* [List of Eligible Applicants](#)
- 15 [25-7952](#) Consider appointment of three Regular Members (Place Nos. 4, 5 and 9) to the Historic Mesquite, Inc., Board of Directors for terms to expire December 31, 2028, one Regular Member (Place No. 1) for a term to expire December 31, 2026, and three Regular Members (Place Nos. 6, 7 and 8) for terms to expire December 31, 2027.
- Attachments:* [List of Eligible Applicants](#)
- 16 [25-7902](#) Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Housing Board for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.
- Attachments:* [List of Eligible Applicants](#)
- 17 [25-7917](#) Consider appointment of three Regular Members (Place Nos. 1, 3 and 6) to the Keep Mesquite Beautiful, Inc., Board of Directors for terms to expire December 31, 2028, and one Regular Member (Position No. 5) for a term to expire December 31, 2026.
- 18 [25-7918](#) Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Landmark Commission for terms to expire December 31, 2027, and one Alternate Member (Alternate No. 2) for a term to expire December 31, 2026.
- 19 [25-7900](#) Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) to the Library Advisory Board for terms to expire December 31, 2027, and one Regular Member (Position No. 6) for a term to expire December

31, 2026.

Attachments: [List of Eligible Applicants](#)

- 20** [25-7899](#) Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for terms to expire December 31, 2027, and one Regular Member (Position No. 2) for a term to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board.

Attachments: [List of Board Eligible Applicants](#)

- 21** [25-7920](#) Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) and one Alternate Member (Alternate No. 1) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2027.

Attachments: [List of Eligible Applicants](#)

- 22** [25-7921](#) Consider appointment of four Regular Members (Position Nos. 1, 3, 5 and 7) and one Alternate Member (Alternate No. 1) to the Planning and Zoning Commission/Airport Zoning Commission for terms to expire December 31, 2027.

Attachments: [List of Eligible Applicants](#)

- 23** [25-7922](#) Consider appointment of six Regular Members (Position Nos. 1, 3, 5, 7, 9 and 11) to the Youth Advisory Board for terms to expire December 31, 2027.

Attachments: [List of Board 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.)

- 24 [25-8011](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0400 submitted by Dr. Shailesh Vora for a change of zoning from Planned Development - Multifamily Ordinance No. 4344 to Planned Development - Multifamily with modified development standards to allow a 36-unit multifamily development located at 4741 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](#)

- 25 [25-8009](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0424 submitted by Jordan Gaunt for a change of zoning from Planned Development - Agriculture Ordinance No. 4791 to Planned Development - Agriculture Ordinance No. 4791 with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with modifications to allow the ADU to exceed the maximum size of 1,000 square feet by 200 square feet for a total size of 1,200-square-foot and to exceed the maximum height of 15 feet by 3 feet for a total height of 18 feet located at 6713 Emerson Drive.

(One response in favor and none in opposition to the application has 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](#)

ADJOURNMENT**NOTICE OF EXECUTIVE SESSION****Pending and Contemplated Litigation**

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
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
8. Velazquez v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-25
9. Barnett v. City of Mesquite and Philip Offutt, Jr., Cause No. CC-25-08515-E – Filed 10-24-25

Real Property

Pursuant to Section 551.072 of the Texas Government Code, the City Council will meet in closed session to consider the purchase, exchange, lease or value of real property. The following subjects may be discussed:

- | | | |
|-----------|----------------|--|
| 26 | 25-8018 | Discuss the sale of a portion of City-owned property near Kearney Street and Gross Road. |
| 27 | 25-8021 | Discuss the purchase of property on South Ebrite Street. |

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:

- | | | |
|-----------|----------------|--|
| 28 | 25-8019 | Discuss amendment of economic development program agreement with Town East Mall, LLC for a project on the west side of Town East Mall. |
|-----------|----------------|--|

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.