



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, May 5, 2025

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 5, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7649](tel:25-7649) Receive briefing regarding existing and proposed Small Business Programs.

(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

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

INVOCATION

Michael Edgar, Pastor, The Park Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Students of Moss Elementary School National Elementary Honors Society.

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.)

- 2 [25-7643](#) Minutes of the regular City Council meeting held April 21, 2025.

 Attachments: [April 21, 2025, minutes](#)

- 3 [25-7637](#) A resolution adopting the City Council's Strategic Goals and Objectives for Fiscal Year 2025-2026.

 Attachments: [Resolution](#)

- 4 [25-7645](#) RFQ No. 2024-120 - North Gus Thomasson Road Corridor Study.
 (Authorize the City Manager to finalize and execute a contract with LJA Engineering, Inc., in the amount of \$185,000.00.)

 Attachments: [Scoring Matrix](#)

- 5 [25-7622](#) Bid No. 2025-135 - Playground Safety Surfacing for Valley Creek Park.
 (Authorize the City Manager to finalize and execute a contract and any required documents with Robertson Industries, Inc., through Omnia Partners Group and Cooperative Purchasing Contract No. R230202, in an amount not to exceed \$138,526.20.)

 Attachments: [Exhibit](#)

- 6 [25-7632](#) Bid No. 2025-136 - Annual Supply of Office Products.
 (Staff recommends award to Staples Contract and Commercial, Inc.,

operating as Staples Advantage, through a cooperative purchasing agreement with Sourcewell (formerly National Joint Powers Alliance) Contract No. 070924-SCC, for an estimated annual amount of \$105,000.00. The term of the contract is for a one-year period, with three additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)

- 7 [25-7648](#) Bid No. 2025-141 - Purchase of a 2025 LeeBoy 8515E for Streets Division. (Staff recommends award to ROMCO Equipment Co., LLC, through BuyBoard Contract No. 685-22, in an amount not to exceed \$317,292.89.)

Attachments: [Quote](#)

[Photo](#)

- 8 [25-7647](#) Authorize the City Manager to finalize and execute a One to Four Family Residential Contract with Rosemary Lopez f/k/a Rosemary Lara and San Juanita Saldana for the City's purchase of real property located at 2436 Lindale Lane, Mesquite, TX 75149 for \$250,000.00.

Attachments: [Location Map](#)

[Survey](#)

- 9 [25-7620](#) Reappoint Rick Mann to the North Texas Municipal Water District (NTMWD) Board of Directors for a term to expire May 31, 2027.

Attachments: [NTMWD Letter](#)

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.)

- 10 [25-7644](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0390, submitted by Steve Meier on behalf of SRB Mesquite, LLC, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow a family entertainment center that will include indoor amusement, games, and activities (SIC 7999b), coin-operated amusement game room (SIC 7993), bowling centers (SIC 793), and major reception facility in the former Sears building located at 1738 North Town East Boulevard (also known as 3000 Town East Mall). (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 of the application.)

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

- 11** [25-7651](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1123-0338, submitted by Jason Shaw with Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a change of zoning from Agricultural to Planned Development - Townhomes with modified planned development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road.
- (Two responses in favor and five 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 October 21, 2024, and April 7, 2025, City Council meetings.)

Attachments: [Updated Concept Plan](#)
[Staff Report & Maps](#)
[P&Z Minutes](#)
[Ordinance](#)

- 12** [25-7636](#) A. Conduct a public hearing under Section 311.003 of the Texas Tax Code to consider approving a second amended Project Plan and Reinvestment Zone Financing Plan for Gus Thomasson Tax Increment Finance Reinvestment Zone (TIRZ) No. Eight, City of Mesquite, Texas (“the Zone”), increasing the total estimated project costs for the Zone, making a finding of feasibility, and other related matters.
- B. Consider an ordinance approving a second amended Project Plan and Reinvestment Zone Financing Plan for Gus Thomasson Tax Increment Finance Reinvestment (TIRZ) Zone No. Eight, City of Mesquite, Texas (“the Zone”), increasing the total estimated project costs for the Zone, making a finding of feasibility, providing a repealer clause, providing a severability clause, and providing an effective date.

Attachments: [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. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 03-14-2022; appeal to 5th District Court of Appeals, Dallas, Cause No. 05-22-00826-CV - Filed 08-10-2022
2. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
3. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
4. 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
5. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
6. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
7. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024

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:

- 13 25-7634** Discuss the lease of City-owned property located at 3400 McKenzie Road.
- 14 25-7660** Discuss a proposed housing development in Kaufman County on Markout Central Road.

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:

- 15 25-7654** Discuss the potential purchase and/or redevelopment of a building in Downtown Mesquite.

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.