



# City of Mesquite, Texas

## Meeting Agenda

### City Council

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Monday, January 5, 2026

5:00 PM

City Hall | Council Chamber  
757 N. Galloway Avenue | Mesquite, Texas

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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](mailto:sland@cityofmesquite.com) by 3:00 p.m., on January 5, 2026.

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

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [25-8029](#)      Receive briefing regarding Water Loss Study.
- 2      [25-8041](#)      Receive presentation regarding the results of the 2025 Community Attitude and Satisfaction Survey.  
  
         Attachments:      [2025 Community Attitude and Satisfaction Survey](#)
- 3      [25-8043](#)      Receive annual ethics training.

(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**

Harry Sewell, Pastor, Family Cathedral of Praise, Mesquite, Texas.

**PLEDGE OF ALLEGIANCE**

Members of the Mesquite Youth Council.

**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      [25-7863](#)      Minutes of the regular City Council meeting held December 15, 2025, and Special City Council meeting held December 22, 2025.

**Attachments:**      [December 15, 2025, minutes](#)  
                                 [December 22, 2025, minutes](#)

- 5      [25-8042](#)      A resolution authorizing the adoption of the City of Mesquite Hazard Mitigation Action Plan.

**Attachments:**      [Resolution](#)  
                                 [Hazard Mitigation Action Plan](#)

- 6      [25-8049](#)      A resolution authorizing the City Manager to finalize and execute the Dallas County Capital Improvement Project Specific Agreement (PSA) to the Master Agreement governing Major Capital Transportation Improvement Program (MCIP) for the purpose of constructing transportation improvements on the La Prada Drive Major Capital Improvement Program (MCIP) Project 11904 from Motley Drive to Pinehurst Lane within the City of Mesquite.

Attachments:      [Resolution](#)

- 7      [25-8044](#)      Bid No. 2026-037 - Purchase of One Caterpillar Motor Grader for Streets.  
(Staff recommends award to Holt Texas LTD, through Omnia 212816, in an amount not to exceed \$347,062.00.)

Attachments:      [Quote](#)  
                         [Photo](#)

- 8      [25-8046](#)      Bid No. 2026-039 - Purchase of One Skid Steer and Attachments for Streets.  
(Staff recommends award to Associated Supply Co. Inc., through BuyBoard Contract No. 788-25, in an amount not to exceed \$194,900.00.)

Attachments:      [Quote](#)  
                         [Photo](#)

- 9      [25-8053](#)      Bid No. 2026-040 - Convention Center FF&E Package.  
(Staff recommends award to Workplace Solutions (WPS), for the purchase, delivery, and installation of furniture, fixtures, and equipment (FF&E) for the Mesquite Convention Center renovation project, through The Interlocal Purchasing System (TIPS) Contract Nos. 230301 and 220303 and Omnia Contract Nos. R240113, 07-94, and R240116, in an amount not to exceed \$287,996.59.)

Attachments:      [Furniture photos](#)  
                         [Pricing Sheet](#)

- 10     [25-8040](#)      Authorize the City Manager to finalize and execute Supplemental Agreement No. 1 (Phase II) to Bid No. 2025-051, Construction Manager-at-Risk (CMaR) Services for the Remodel of the City building located at 823 North Galloway Avenue, with Falkenberg Construction Co., Inc., to establish the Guaranteed Maximum Price (GMP) of \$5,535,764.18.

Attachments:      [GMP Proposal](#)  
                         [Site Plan](#)  
                         [Construction Schedule](#)

**OTHER BUSINESS**

- 11     [25-8017](#)     Consider appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem for one-year terms.

Attachments:     [History of Mayor Pro Tem & Deputy Mayor Pro Tem](#)

**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.)

- 12     [25-8047](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0391, submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard.  
(One response 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](#)

- 13     [25-8048](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0408, submitted by Sohail Ahmed on behalf of 4R International LLC, for a change of zoning from Commercial within the Skyline Logistic Hub Overlay District to Planned Development - Commercial within the Skyline Logistic Hub Overlay District to allow a convenience store with fuel sales (14 fueling positions) located within 500 feet of a residential zoning district located at 4301 East US Highway 80.  
(One response 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](#)

- 14     [25-8050](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0421, submitted by Mesquite I-20, LLC, for a change of zoning from Agricultural within K-20 Floating Overlay to Planned Development - Commercial, with a Conditional Use Permit to allow a convenience store with fuel sales, restaurant, retail, and a limited service hotel with modified development standards along with uses permitted in the Commercial zoning district on ~14 acre tract of land located at the south corner of IH-20 and FM 2932 (KCAD Property ID 54189).

(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](#)

- 15     [25-8051](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z1125-0429 submitted by Jessica Rivera, Hot Trash Junk Removal, LLC, dba Haute Trash Thrift, for a change of zoning change from Commercial to Commercial with a Conditional Use Permit to allow the sale of gently used clothing, furniture, home décor, and accessories as a permitted use at 3129 Interstate 30, Unit H.

(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 with certain stipulations.)

**Attachments:**

[Staff Report & Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 16     [25-8052](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z1125-0430, submitted by Masterplan Consultants on behalf of Peter Piper Pizza, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 South Buckner Boulevard, Suite 300.

(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, Case No. DC-24-02668 – Filed 02-15-2024
3. Shamsa Alshilbi v. City of Mesquite, et al., Cause 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, Cause No. 3:24-cv-3141 – Filed December 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. Velazquez v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-25
8. Barnett v. City of Mesquite and Philip Offutt, Jr., Cause No. CC-25-08515-E – Filed 10-24-25
9. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-25

**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.