



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, September 15, 2025

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 September 15, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7745](tel:25-7745) Receive presentation regarding the draft Storm Water Master Plan.
- 2 [25-7851](tel:25-7851) Receive briefing regarding Senate Bill 15 (Small Lot Developments) and Senate Bill 840 (Multifamily Developments), which took effect September 1, 2025.

(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

Jose Faz, Pastor, Born Again in Christ Jesus Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution, Richard Bard Chapter.

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 [25-7853](#) Minutes of the regular City Council meeting held September 2, 2025.

Attachments: [September 2, 2025. minutes](#)

- 4 [25-7808](#) An ordinance on the second and final reading, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement, finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest, approving an attachment establishing a benchmark for pensions and retiree medical benefits, requiring the Company to reimburse ACSC's reasonable ratemaking expenses, determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act, adopting a savings clause, declaring an effective date, and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Attachments:[Ordinance](#)[Average Bill Comparison Table](#)

- 5 [25-7836](#) An ordinance amending the budget for the Fiscal Year 2024-25 as theretofore approved by Ordinance No. 5132 adopted on September 3, 2024, appropriating and setting aside the necessary funds out of the general and other revenues of the City of Mesquite for Fiscal Year 2024-25, 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 [25-7838](#) An ordinance changing the name of a section of the existing McKenzie Road between Faithon P. Lucas, Sr., Boulevard and south of Raleigh Estates to McKenzie Court.

Attachments:[Ordinance](#)[Location Map](#)

- 7 [25-7839](#) A resolution authorizing the City Manager to execute Amendment No. 3 to the Dallas Area Household Hazardous Waste Network Interlocal Agreement with Dallas County for Fiscal Year 2025-26 in an amount not to exceed \$158,000.00.

Attachments:[Resolution](#)

- 8 [25-7781](#) A resolution adopting an Investment Policy and declaring that the City Council completed its review of the investment policies and investment strategies.

Attachments:[Resolution](#)

- 9 [25-7825](#) A resolution expressing intent to reimburse expenditures from proceeds of future obligations.

Attachments:[Resolution](#)

- 10 [25-7806](#) A resolution authorizing the Mayor to finalize and execute all documents necessary to designate the positions of Director of Finance, Cash and Debt Administrator, Treasury Analyst, Manager of Accounting Services, and Assistant City Manager to act as the City of Mesquite's authorized representatives for Texas Local Government Investment Pool ("TexPool/TexPool Prime").

Attachments:[Resolution](#)

- 11 [25-7837](#) A resolution expressing to and through the Texas Department of Transportation (TxDOT) and North Texas Tollway Authority the City Council's support for Alternative 3 of the President George Bush Tollway East Branch Extension, and authorizing the City Manager to promote and advance said support.

Attachments: [Resolution](#)

[Location Map](#)

- 12 [25-7827](#) RFP No. 2025-099 – Annual Fiber Optic Cabling Repair and Maintenance.
(Authorize the City Manager to finalize and execute a contract with Future Telecom, Inc., through an Interlocal Cooperative Purchasing Agreement with Mesquite Independent School District (MISD), in an amount not to exceed \$400,000.00. The term of the contract is for a one-year period, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)

Attachments: [Award Letter](#)

[MISD ILA](#)

- 13 [25-7834](#) Bid No. 2025-166 – Purchase of Three Dump Trucks for Streets Division.
(Staff recommends award to Bruckner Truck Sales, Inc., through H-GAC Contract No. HT06-20, in an amount not to exceed \$485,831.00.)

Attachments: [Quote](#)

[Photos](#)

- 14 [25-7852](#) Bid No. 2025-169 – Manhole Rehabilitation Project.
(Authorize the City Manager to finalize and execute a contract with Ameresco Inc., through The Purchasing Cooperative of America, Contract No. OD-365-22, for the rehabilitation of manholes in the amount of \$1,568,705.00.)

- 15 [25-7848](#) Bid No. 2025-170 – Jaguar Way Traffic Signal.
(Authorize the City Manager to finalize and execute a contract with American Lighting & Signalization, LLC, Inc., in the amount of \$567,672.85.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 16 [25-7850](#) RFP No. 2025-176 – Annual Contract for Crushed Concrete Aggregate.
(Staff recommends award to Arcosa Crushed Concrete DFW in the amount of \$345,000.00, and Big City Crushed Concrete in the amount of \$6,800.00, for a total amount of \$351,800.00. The term of the contract is for a one-year period, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)

Attachments: [Scoring Matrix](#)

- 17 [25-7830](#) Authorize the City Manager to execute Amendment No. 5 to Interlocal Cooperation Contract with the Texas General Land Office to deliver natural gas to the Municipal Complex on a unit basis, equal to the NGPL Texok Zone monthly index price, as published by Platts Gas Daily, plus a Market Demand Factor of \$0.54 per MMBtu, in accordance with Section 104.2545 of the Texas Utilities Code, for an additional term of two years commencing on October 1, 2025, and ending on September 30, 2027.

Attachments: [Amendment No. 5 GLO Contract No. 16-088-000-4221](#)
 [General Land Office Contract No. 16-088-000-4221](#)

- 18 [25-7840](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Huitt Zollars, Inc., a Texas Corporation, for the design of the Parallel Sanitary Sewer Line Replacement in the vicinity of Faithon P. Lucas, Sr., Boulevard and Lawson Road, in the amount of \$963,700.00.

Attachments: [Location Map \(Phase I\)](#)
 [Location Map \(Phase II\)](#)

- 19 [25-7847](#) Authorize the City Manager to finalize and execute a Wastewater Service Agreement between the City of Mesquite and Bellagio 443 LLC, for provision of wastewater collection service in the City's Extraterritorial Jurisdiction (ETJ).

Attachments: [Wastewater Service Agreement](#)

- 20 [25-7846](#) Authorize the City Manager to finalize and execute a Water Supply Agreement between the City of Mesquite and Bellagio 443 LLC, for provision of water service in the City's Extraterritorial Jurisdiction (ETJ).

Attachments: [Water Supply Agreement](#)

- 21 [25-7849](#) Authorize the City Manager to finalize and execute an Agreement and any subsequent renewals with LexisNexis Risk Solutions for Accurant Virtual Crime Center in the amount of \$36,429.56, with an annual increase of three percent for renewal costs thereafter.

Attachments: [Invoice](#)

OTHER BUSINESS

- 22 [25-7831](#) Consider cancelling the regular City Council meeting scheduled for Monday, September 22, 2025.

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.)

- 23 [25-7809](#) Conduct a public hearing and consider a resolution providing no objection for KCG Avanti Hills, LP's application to the Texas Department of Housing and Community Affairs ("TDHCA") for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road, in accordance with Chapter 2306 of the Texas Government Code, and authorizing the City Secretary to certify the resolution to the TDHCA.

Attachments:

[Resolution](#)

[TBRB Certificate of Reservation, Docket Number 5441](#)

- 24 [25-7829](#) Conduct a public hearing in accordance with Section 394.9025 of the Texas Local Government Code on possible issuance of bonds by The Mesquite Housing Finance Corporation ("Corporation") to finance the construction of an approximately 254-unit age restricted, senior affordable housing development to be located at or about the northwest corner of East Glen Boulevard and Clay Mathis Road, to be owned and operated by KCG Avanti Hills, LP, with MHFC Avanti Hills GP, LLC, a wholly-owned affiliate of the Corporation, to be admitted as the sole general partner, and MHFC Avanti Hills Landowner, LLC, a wholly-owned affiliate of the Corporation, as ground lessor.

- 25 [25-7843](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0406, submitted by KCG Companies, LLC., for a Comprehensive Plan amendment to change the future land use designation from Light Industrial to High Density Residential and for a change of zoning from Planned Development - Age Restricted Residential and Industrial Ordinance No. 4919 to Planned Development - Age Restricted Multifamily and Commercial to allow a 260-unit multifamily development for senior living (aged 55 and up) on a 11-acre tract of land and a commercial development on a ~3.8 tract of land with modified development standards located at 2210 East Scylene Road (also addressed as 2235 East Glen Boulevard).
(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](#)

- 26 [25-7844](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0409, submitted by Mike Doherty, Foster Street Capital, LLC, for a change of zoning from Downtown Mesquite-Mixed Use (DM-MU) Subdistrict to DM-MU Subdistrict with a Conditional Use Permit to allow for sign manufacturing as a permitted use located at 720 Military Parkway, Unit D.
(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](#)

- 27 [25-7845](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0411, submitted by Mark Cohen on behalf of Town East Shopping Center, for a change of zoning from Service Station to General Retail to allow uses permitted by-right in the General Retail zoning district located at 2801 Motley Drive.
(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.)

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

- 28 [25-7842](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0396, submitted by Hemphill Seminary, LLC., for a change of zoning from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 South Belt Line Road.
(No responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the request.)

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

- 29 [25-7841](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a change of zoning from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road).
(No responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval. This item was postponed at the April 21, 2025, City Council meeting.)

Attachments: [Staff Reports and Maps](#)
 [P&Z Minutes](#)
 [Updated Concept Plan](#)
 [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. 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; 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
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; on appeal to the Fifth Court of Appeals, Dallas, Texas, No. 05-25-00930-CV
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

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:

30 25-7764 Discuss a proposed economic development project near Buckner Boulevard and Samuell Boulevard.

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.