



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, August 3, 2026

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 August 3, 2026.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8340](#) Receive departmental strategy and budget presentation from the Public Works Department related to City Council strategic goals and objectives.
- 2 [26-8327](#) Discuss the proposed budget for Fiscal Year 2026-27.
- 3 [26-8334](#) Receive briefing regarding the Real.Texas.Roads. program.

(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

Douglas Herrell, Pastor, Family Cathedral of Praise, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

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.)

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|---|----------------------------|--|
| 4 | 26-8097 | Minutes of the regular City Council meeting held July 20, 2026. |
| | <u>Attachments:</u> | July 20, 2026, minutes |
| 5 | 26-8336 | <p>Bid No. 2026-079 - Tierra Drive, Rancho Drive and Camino Drive Paving Improvements.</p> <p>(Authorize the City Manager to finalize and execute a contract with CCGMG, LLC Series B, in the amount of \$597,200.50.)</p> |
| | <u>Attachments:</u> | Recommendation Letter
Bid Tabulation
Location Map |
| 6 | 26-8335 | <p>Bid No. 2026-092 - 2026 Screening Wall Reconstruction.</p> <p>(Authorize the City Manager to finalize and execute a contract with Niyam, LLC in the amount of \$478,090.62.)</p> |

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

- 7 [26-8337](#) Bid No. 2026-104 - Hillcrest Street Asphalt Repair.
(Authorize the City Manager to finalize and execute a contract with Texas Materials Group, Inc., for the asphalt pavement overlay on Hillcrest Street, through Dallas County Interlocal Cooperative Purchasing Agreement No. IFB-2022-046-6961, in an amount not to exceed \$153,524.60.)

Attachments: [Location Map](#)

- 8 [26-8323](#) Authorize the City Manager to execute Change Order No. 2 to Professional Services Contract for Market Analysis/Development Potential Study with Hunden Strategic Partners, Inc., for travel expenses in the amount of \$839.00.

Attachments: [Change Order No. 1](#)

- 9 [26-8344](#) Authorize the City Manager to release deed restrictions on commercially zoned property at the corner of East Glen Boulevard and Clay Mathis Road.

Attachments: [Release of Deed Restrictions](#)
[Avanti Hills Zoning Ordinance - Ordinance No. 5198](#)

- 10 [26-8324](#) Approve the Memorandum of Understanding (MOU) between the Bureau of Alcohol, Firearms, and Explosives and the Mesquite Police Department regarding National Integrated Ballistic Information Network (NIBIN) and authorize the Chief of Police to execute the MOU.

Attachments: [Memorandum of Understanding](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 11 [26-8321](#) Consider appointment of three Regular Members (Position Nos. 1, 3 and 5) and one Alternate Member (Alternate No. 1) to the Capital Improvements Advisory Committee for terms to expire December 31, 2027, and two Regular Members (Position Nos. 2 and 4) and one Alternate Member (Alternate No. 2) for terms to expire December 31, 2028.

Attachments: [List of 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.)

- 12** [26-8338](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0426-0448 submitted by Ricky Ponton for a change of zoning from General Retail to Planned Development - General Retail with a Conditional Use Permit to allow an Electrical Contractor Office and Warehouse with Accessory Outdoor Storage with modified development standards located at 1402 and 1406 Rodeo Center Boulevard.

(One response in opposition and none in favor of the application have 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 July 20, 2026, City Council meeting.)

Attachments: [Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 13** [26-8326](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0426-0449, submitted by Maxwell Fisher, ZoneDev, LLC, on behalf of Dominion Development and Acquisition, LLC, for a change of zoning to amend Planned Development - Multifamily Ordinance No. 5116 to adopt a new concept plan and revised development standards for a 277-unit multifamily development located at 21701 IH 635.

(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** [26-8316](#) Conduct a public hearing and consider an ordinance amending Appendix C (Mesquite Zoning Ordinance) of the City Code by making a text amendment, ZTA No. 2026-02, revising certain provisions of Parts 3 and 6 to establish and revise regulations related to drone delivery, including autonomous package loading devices, drone staging areas, use-specific development standards, and related definitions.

Attachments:[Staff Memo](#)[Staff Report - ZTA - 2026-02 Drone Delivery Text Amendment](#)[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. 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
8. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
9. 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
10. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
11. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
12. Nancy Edge v. City of Mesquite, Gerald Van Meter, Danny Van Meter and John Doe Officers 1-5, Cause No. DC-26-07383 - Filed 4-23-2026
13. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026

Consultation with Attorney

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to conduct a private consultation with its attorney related to pending or contemplated litigation, a settlement offer, and/or a matter in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas that conflicts with Texas Government Code Chapter 551. The following subjects may be discussed:

- 15 26-8345 Discuss Meet & Confer Process.**

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:

- 16 26-8342** Discuss a potential economic development project located in the Gus Thomasson Road redevelopment area.

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 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.