



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, March 16, 2026

5:10 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 March 16, 2026.

PRE-MEETING - TRAINING ROOMS A&B - 5:10 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8159](tel:26-8159) Receive briefing regarding a potential utility billing system review analysis by Water Company of America.

(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 - 5:10 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

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:00 P.M.

- 2 [26-8155](tel:26-8155) Receive Police Department Council Update.

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

INVOCATION

Billy Island, Pastor, The Well Community Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Mesquite Hiram Bennett Chapter of the Daughters of the Republic of Texas.

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 [26-8088](#) Minutes of the regular City Council meeting held March 2, 2026.

Attachments: [March 2, 2026, minutes](#)

- 4 [26-8140](#) A resolution authorizing the City Manager to execute an agreement with the Texas Department of Transportation (TxDOT) for the temporary closure of State Highway 352 on March 28, 2026, for the City of Mesquite Rodeo Parade, commemorating the 68th Anniversary of the Mesquite Championship Rodeo.

Attachments: [Resolution](#)
 [Rodeo Parade Route Map](#)

- 5 [26-8144](#) Bid No. 2026-008 - Paving and Utility Improvements for Sherwood Forest, Original Town, and Paddy Heights.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$8,585,620.00.)

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

- 6 [26-8141](#) Bid No. 2026-028 - Pioneer Road Retaining Wall Reconstruction.
(Authorize the City Manager to finalize, execute and ratify a contract with low bidder Concord Commercial Services, Inc., in the amount of \$188,184.70.)

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

- 7 [26-8118](#) Bid No. 2026-055 - Annual Purchase of 48-Gallon Toter Trash Carts.
(Staff recommends award to WasteQuip, LLC, through Omnia Partners Contract No. 226024-02, in an amount not to exceed \$499,069.00. The term of the contract is for a one-year period, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal option, subject to the annual appropriation of sufficient funds.)

Attachments: [Quote](#)

CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- 8 [26-8157](#) Consider an ordinance of the City of Mesquite, Texas, authorizing the issuance from time to time of City of Mesquite, Texas, Permanent Improvement Bonds, Permanent Improvement Refunding Bonds, and Permanent Improvement and Refunding Bonds, in the aggregate principal amount not to exceed \$53,825,000.00; providing for the award of the sale thereof in accordance with specified parameters; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement, an escrow agreement and a purchase agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance.

Attachments: [Ordinance](#)

- 9 [26-8158](#) Consider an ordinance of the City of Mesquite, Texas, authorizing the issuance of City of Mesquite, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026 in the aggregate principal amount not to exceed \$43,425,000.00; approving an official statement; awarding the sale thereof; making provisions for the security thereof; authorizing the execution and delivery of a paying agent agreement, deposit agreement and bond purchase agreement; providing an effective date; approving and enacting other provisions relating thereto.

Attachments: [Ordinance](#)

- 10 [26-8075](#) Consider a resolution authorizing publication of notice of intention to issue Certificates of Obligation, approving the preparation of a preliminary official statement and a notice of sale, and providing for the effective date thereof.

Attachments: [Resolution](#)
 [Proposed Bond Projects](#)

- 11 [26-8135](#) Consider a resolution approving the Mesquite Quality of Life Corporation's (MQOLC) mid-year amended budget for Fiscal Year 2025-26.

Attachments: [MQOLC Resolution No. 2026-10](#)
 [Resolution](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 [26-8139](#) Consider appointment of an alternate member to the Regional Transportation Council for a term to expire June 30, 2026.

Attachments: [Letter - Regional Transportation Council Representation](#)

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.)

- 13 [26-8152](#) A. Conduct a public hearing regarding the Parks and Recreation Department Youth Programs Standards of Care.
- B. Consider an ordinance adopting Standards of Care associated with the City's recreation programs titled "2026 Youth Programs Standards of Care" and repealing Ordinance No. 5158.

Attachments: [Ordinance](#)
 [Redlined Standards of Care](#)

- 14 [26-8137](#) Conduct a public hearing and consider an ordinance approving a variance reducing the separation requirement from 300 feet to 100 feet between Towneast Food Mart and Mesquite Academy, a Mesquite Independent School serving 6th through 12th grades, located at 2704 Motley Drive, to allow the sale of beer and wine for off-premises consumption at a proposed service station and convenience store, located at 3225 North Town East Boulevard.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area.)

Attachments: [Letter of Intent](#)
 [Survey](#)
 [Notification Map](#)
 [Ordinance](#)

- 15 [26-8138](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0434, submitted by Rande LeCours, SLS Consultants, for a change of zoning to amend Planned Development (PD) - Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road.
(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](#)

- 16 [26-8133](#) Conduct a public hearing and consider a resolution (1) providing no objection for Mesquite Leased Housing Associates II, LP's application (through developer Dominium) to the Texas Department of Housing and Community Affairs (TDHCA) for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 275-unit affordable multi-family rental housing development to be located at or about 21701 Lyndon B. Johnson Freeway (the Development), in accordance with Chapter 2306 of the Texas Government Code, (2) allowing the construction of the development in accordance with 10 Texas Administrative Code §11.3(d), and authorizing the City Secretary to certify the resolution to the TDHCA.

Attachments: [Resolution](#)

- 17 [26-8148](#) Conduct a public hearing and consider a resolution consenting to the assignment by 42 Alcott, LP, a Texas limited partnership, acting by and through its general partner, 42 C 2021, LLC, a Texas limited liability company ("Assignor"), to Alto Alcott Station, LP, a Delaware limited partnership ("Assignee"), of Assignor's interest in that certain TIRZ #14 Reimbursement Agreement and City Chapter 380 Incentive Performance Agreement dated effective December 6, 2021, and a First Amendment to TIRZ No. 14 Reimbursement Agreement and Economic Development Program Chapter 380 Agreement ("First Amendment"), dated effective January 21, 2025, for the development of 3300 and 3301 East Glen Boulevard, Mesquite, Texas, and authorizing the City Manager to finalize and execute the Assignment and Assumption agreement and administer it on behalf of the City.

Attachments: [Resolution](#)

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. Jose Velazquez, et al v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-2025
8. Cody Barnett v. The City of Mesquite - Cause No. CC-25-08515-E – Filed 10-24-2025
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 11-20-2025
10. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026

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.