



# City of Mesquite, Texas

## Meeting Agenda

### City Council

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Monday, April 6, 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 April 6, 2026.

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

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [26-8149](#)      Receive briefing regarding hens in residential areas.

(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

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

- 2      [26-8146](#)      Receive Economic Development Department update and Annual Report.

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

##### **INVOCATION**

Michael Edgar, Pastor, The Park Church, 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.)

- 3      [26-8089](#)      Minutes of the regular City Council meeting held March 16, 2026.

Attachments:      [March 16, 2026, minutes](#)

- 4      [26-8161](#)      A resolution authorizing the City Manager to apply for the Motor Vehicle Crime Prevention Authority (MVCPA) Auxiliary Grant for the lease or purchase of an Automatic License Plate Reader ("ALPR") investigations software and for the lease or purchase of an ALPR camera, approving the contribution of City funds with a 20 percent match for the ALPR investigation software and for the ALPR camera in an amount not to exceed \$25,000.00, designating and authorizing officials to apply for, accept, reject, alter, terminate, and otherwise administer the grant on behalf of the City, and agreeing to return the grant in the event of loss or misuse of the grant funds.

Attachments:      [Resolution](#)

- 5      [26-8170](#)      RFQ No. 2025-051 - Architectural Design Services for the Design and Construction of the Police Training Facility and Gun Range.  
(Authorize the City Manager to finalize and execute a contract with Brown Reynolds Watford Architects, Inc. for services in connection with the design of the new Police Training Facility and Gun Range at the Public Safety Training Center in an amount not to exceed \$1,566,400.00.)
- 6      [26-8080](#)      RFP No. 2025-126 - Opal Lawrence House Restoration.  
(Authorize the City Manager to finalize and execute a contract with Concord Commercial Services, Inc., in the amount of \$644,641.74.)
- Attachments:*      [Evaluation Summary](#)
- 7      [26-8142](#)      RFP No. 2026-014 - Annual Purchase and Rebuild of Power Take-Offs (PTOs), Hydraulic Pumps and PTO Solenoids.  
(Staff recommends award to Inland Truck Parts Company in an amount not to exceed \$250,000.00. The term of the award 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 the annual appropriation of sufficient funds.)
- Attachments:*      [Evaluation Summary](#)
- 8      [26-8164](#)      Bid No. 2026-045 - Roadway Maintenance for Emporium Circle, Childress Avenue, Towne Centre Drive.  
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$387,356.00.)
- Attachments:*      [Recommendation Letter](#)  
                                 [Bid Tabulation](#)  
                                 [Location Map](#)
- 9      [26-8160](#)      Bid No. 2026-059 - Purchase of Twenty-Three (23) Ford Trucks.  
(Staff recommends award to Silsbee Ford Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$1,188,873.47).
- Attachments:*      [Quotes](#)  
                                 [Proposed Vehicle Equipment Replacement Overview](#)
- 10     [26-8168](#)      Bid No. 2026-062 - Purchase of Load King Trailer.  
(Staff recommends award to Bruckner Truck and Equipment, Inc., through Choice Partners Cooperative Contract No. 24/019TC-01, in an amount not to exceed \$146,655.00.)
- Attachments:*      [Quote](#)  
                                 [Proposed Vehicle/Equipment Replacement Overview](#)

- 11**     [26-8136](#)     Bid No. 2026-063 - Microsoft Business and Service Agreements.  
(Authorize the City Manager to finalize and execute a contract and any required documents with SHI/Government Solutions, Inc. for the purchase of licenses to host, support and expand use of all Microsoft products utilized within the City's environment through Texas Department of Information Resources, Contract No. DIR-CPO-5237, in an amount not to exceed \$1,164,392.43. The term of the contract is for a three-year period, billed annually at \$388,130.81.)
- Attachments:*     [Quote](#)
- 12**     [26-8169](#)     Bid No. 2026-065 - Purchase of One Bucket Truck for Traffic Division.  
(Staff recommends award to Altec Industries, Inc., through Sourcewell Contract No. 110421-ALT, in an amount not to exceed \$134,368.00.)
- Attachments:*     [Quote](#)  
                              [Photo](#)
- 13**     [26-8082](#)     Authorize the City Manager to finalize and execute Change Order No. 1, to Bid No. 2024-126, Mesquite to Crandall Water Line Connector Project, with BRCT, LLC, dba Black Rock Construction, in the amount of \$470,039.96.
- Attachments:*     [Change Order No. 1](#)
- 14**     [26-8163](#)     Authorize the City Manager to finalize and execute Amendment No. 2 to the Professional Engineering Services Contract for the Crandall Connector Water Line Project, with Garver, LLC, for the additional design and preparation of construction documents in an amount not to exceed \$22,500.00.
- Attachments:*     [Amendment No. 2](#)
- 15**     [26-8172](#)     Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Nathan D. Maier Consulting Engineers, Inc., a Texas Corporation, for Aerial Crossing Repairs, in the amount of \$164,791.00.
- Attachments:*     [Location Map](#)
- 16**     [26-8175](#)     Appoint Samuel Ovalle (Position 1) to the Spradley Farms Improvement District of Kaufman County Board of Directors for a term to expire August 19, 2029, and Robert Kearns (Position 2) for a term to expire August 19, 2027.

**OTHER BUSINESS**

- 17     [26-8174](#)     Consideration of a motion to reconsider City Council action taken on March 16, 2026, denying 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.

**Attachments:**     [Requests for Reconsideration](#)

**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.)

- 18     [26-8165](#)     Conduct a public hearing and consider ordinance for Zoning Application No. Z1125-0431, submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a change of zoning from North Gus Thomasson Corridor (NGTC) District to Planned Development - Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak 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 with certain stipulations.)

**Attachments:**     [Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 19     [26-8166](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z1025-0422, submitted by City of Mesquite, for a Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial, and for a change of zoning from R-3, Single Family Residential to Planned Development - Industrial with modified development standards to allow uses permitted in the Industrial zoning district located at 1396 West Scyene Road (also addressed as 201 Gross Road) and 600 Gross Road (also addressed as 601 Gross 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](#)

- 20**      [26-8167](#)      Conduct a public hearing and consider an ordinance for Zoning Application No. Z0326-0442, submitted by Pleasant Grove Community Baptist Church, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a Day Care (SIC Code 835) located at 3216 Military Parkway (as addressed as 3210 Military Parkway).  
(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](#)

- 21**      [26-8176](#)      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. This item was postponed at the March 16, 2026, City Council meeting.)

**Attachments:**      [Letter of Intent](#)  
[Survey](#)  
[Notification Map](#)  
[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. 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
11. 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
12. Fenimore v. City, et al - Civil Action No. 3-27CV0287-E – Filed 02-04-2026

### **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.

### **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:

- 22 26-8178** Discuss amending an economic development program agreement for a project at IH 20 and FM 2932 in Trinity Pointe.

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.