



City of Mesquite, Texas

Minutes - Final City Council

Monday, May 4, 2026

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, Elizabeth Rodriguez-Ross, Jeff Casper, Andrew Hubacek, B. W. Smith and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding the collection of delinquent court fines and fees, and the collection of unpaid closed utility accounts by Linebarger Goggan Blair & Sampson, LLP.
- 2 Receive briefing regarding data center development standards.

Council directed staff to proceed with development of data center standards including a Conditional Use Permit (CUP) process.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:05 P.M.

INVOCATION

Ron Ward, Pastor, A Church Without Walls, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Business Community and Mesquite Quality of Life Corporation Board of Directors.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper wished everyone a Happy Star Wars Day! May the Fourth be with you! He invited citizens to attend the Citywide Council Picnic on Saturday, May 9, 2026, at 11:00 a.m., at the City Lake Park Pavillion, 200 Parkview Street. Food will be available, on a first-come, first-served basis, along with yard games and there will be an opportunity to meet Councilmembers, City staff and neighbors. Bring a lawn chair and enjoy the fun!
2. Mr. Green announced that the Grand Opening of Fire Station No. 2, 2755 Oates Drive, will be held on Wednesday, May 13, 2026, at 9:30 a.m. This celebration marks a bold step forward for our community's safety, service and future. The amazing new state-of-the-art 4-bay facility adds approximately 15,000 square feet of space and a multi-level training area for firefighters.

3. Ms. Rodriguez-Ross reminded residents that it's time to sign up for Addressing Mesquite Day (AMD). For 22 years, this annual day of service has changed the lives of thousands of Mesquite homeowners and their families. If you know anyone who needs assistance with exterior house or yard projects, encourage them to complete an AMD request form. Projects could include painting, landscaping, building a ramp or tearing down an old shed. The last day for homeowners to submit applications for assistance is Friday, June 26, 2026. Sign up for AMD volunteers opens on Thursday, May 7, 2026.
4. Mr. Hubacek announced that Friends of the Mesquite Public Library will host the Spring Book Sale. This seasonal event features gently used books and DVDs for reasonable prices. These fundraisers, held twice per year, are vital to the Library because the proceeds pay for programs, prizes, giveaways, artwork and much more at the Library. The Book Sale will be held at the Mesquite Main Library, 300 West Grubb Drive, from 5:00 p.m. to 8:00 p.m., on Thursday, May 7, 2026, which is members' night and memberships will be available at the door, and from 9:00 a.m. to 5:00 p.m., on Friday, May 8, 2026, and from 9:00 a.m. to 3:00 p.m., on Saturday, May 9, 2026.
5. Mr. Smith reminded residents that Mesquite Recycles Day will be held on Saturday, May 16, 2026, from 8:00 a.m. to Noon, in the front parking lot at Poteet High School, 3300 Poteet Drive. Various items can be recycled from cell phones, batteries, toys, clothes, household items, computers and more. Onsite shredding will also be available. There are some items that are not accepted, so visit www.cityofmesquite.com/MesquiteRecyclesDay for more details.
6. Mr. Murden stated that Mesquite will celebrate National Small Business Week, Sunday, May 3, 2026, through Saturday, May 9, 2026, with workshops and activities for those interested in growing or starting a business. A highlight of the week will be the Entrepreneur Launch Lab on Wednesday, May 6, 2026. This free event will feature a series of 10-minute roundtable sessions on a variety of topics. The Entrepreneur Launch Lab will also include a panel discussion with experienced small business owners, a networking lounge and free headshots for the business community. Learn more about all the activities planned by visiting www.cityofmesquite.com/SmallBusinessWeek.
7. Mayor Alemán announced that the City is hosting a Town Hall Meeting on Tuesday, May 26, 2026, at 6:30 p.m., at City Hall, Training Rooms A&B, 757 North Galloway Avenue. City staff from Animal Services will be seeking input from residents regarding backyard hens and ordinance updates. Come learn about co-existing with wildlife, what to do when you see a stray, TNR program and more. Maybe even adopt a dog!
8. Mayor Alemán stated that the City of Mesquite and Sharing Life are rolling out the annual Spread the Love campaign. Beginning today, residents and businesses are encouraged to donate jars of peanut butter and jelly so Mesquite kids can have nutritious meals over the summer when school lunches are not available. Also, due to nut allergies, please consider donating alternative butters such as sunflower seed butter or pumpkin seed butter. Last year, 3,912 pounds of jars of nut and seed butters and jelly were collected, which is enough to make approximately 25,536 sandwiches. Donations can be dropped off at City Hall, Municipal Center or at either Library locations. Visit www.cityofmesquite.com/SpreadTheLove to learn more.

APPOINTMENTS FOR PERSONAL APPEARANCE

3

Receive year-end presentation from the Mesquite Youth Council.

Youth Services Manager Sheridan Hodges introduced Mesquite Youth Council members Josie Caldwell, Mesquite High School Senior, and Berine Tazisong, Horn High School Senior, to provide the Mesquite Youth Council year-end presentation summarizing the Council's activities, accomplishments, and community involvement during the 2025-2026 term. The Youth Council includes fifteen high school students representing public, private and home schools each serving one-year terms. The Council meets monthly and is dedicated to fostering

civic engagement through community initiatives, advisory input to City Council, and advocacy on behalf of Mesquite's youth, providing a platform for students to share perspectives, address issues impacting their peers, and contribute to positive change in the community.

Ms. Caldwell and Ms. Tazisong stated that during this year's term, the Council participated in promoting youth resources and initiatives; developing leadership and problem-solving skills; job shadowing in various City departments; volunteer and community service projects; addressed challenges impacting their peers; provided a safe space for other teens to express themselves and their ideas; created programs that benefit the youth within the community; and conducted a mental health awareness campaign.

Councilmembers praised Ms. Hodges and the Mesquite Youth Council for their many accomplishments this past year.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green moved to approve the items on the Consent Agenda as follows. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

- 4** Minutes of the regular City Council meeting held April 20, 2026.

Approved on the Consent Agenda.

- 5** A resolution adopting STAR Transit Policy #119, Title VI Program, as updated on April 21, 2026, applicable to all City of Mesquite public transit services.

Approved on the Consent Agenda.

Resolution No. 12-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING STAR TRANSIT POLICY #119, TITLE VI PROGRAM, AS UPDATED ON APRIL 21, 2026, APPLICABLE TO ALL CITY OF MESQUITE PUBLIC TRANSIT SERVICES. (Resolution No. 12-2026 recorded in Resolution Book No. 74.)

- 6** Bid No. 2026-053 - Paving and Utility Improvements for Edgemont Park.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$10,326,039.00.)

Approved on the Consent Agenda.

- 7** Bid No. 2026-056 - Paving and Utility Improvements for San Marcus, Diane and Barbara.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$840,790.00.)

Approved on the Consent Agenda.

- 8 Authorize the City Manager to finalize and execute a contract with Johnson, Mirmiran & Thompson (JMT), Inc. for project management services in connection with the design and construction of the new Police Department Gun Range in an amount not to exceed \$482,569.23.

Approved on the Consent Agenda.

- 9 Authorize the City Manager to execute a Utility Billing and Metering Consulting Contract with ISI Water Company d/b/a Water Company of America, pursuant to Chapter 791 Texas Government Code, for a term of three years with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.

Approved on the Consent Agenda.

- 10 Ratification of the total expenditure of \$486,559.00, without competitive bidding, for the emergency repair of the sewer line that serves 1919 Brandy Station and authorizing payment to ANA Site Construction, LLC for such repairs.

Approved on the Consent Agenda.

- 11 Ratification of the total expenditure of \$259,085.00, without competitive bidding, for the emergency repair of the aerial sewer line that serves 2482 Pioneer Road and authorizing payment to ANA Site Construction, LLC for such repairs.

Approved on the Consent Agenda.

- 12 Appoint Terry Anderson to the North Texas Municipal Water District Board of Directors for a term to expire May 31, 2028.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 13 Consider appointment of one Regular Member (Position No. 4) to the Youth Advisory Board for a term to expire December 31, 2026, and one Regular Member (Position No. 7) for a term to expire December 31, 2027.

Mr. Casper moved to appoint Brittney Gomez as a Regular Member (Position No. 7) to the Youth Advisory Board for a term to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

- 14 Consider appointment of Elizabeth Medina to the Personnel/Trial Board for a term to expire December 31, 2027, and confirmation of appointment by the City Manager of Elizabeth Medina to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission for a term to expire December 31, 2027.

Mr. Casper moved to appoint Elizabeth Medina as a member (Position No. 1) to the Personnel/Trial Board for a term to expire December 31, 2027, and to confirm appointment by the City Manager of Elizabeth Medina to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission

for a term to expire December 31, 2027. Motion was seconded by Mr. Murden and approved unanimously.

PUBLIC HEARINGS

- 15** Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0435, submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - General Retail and Commercial, Ordinance No. 1643, to PD-General Retail to allow uses permitted in General Retail zoning and to modify development standards located at 4355 Childress Avenue.

(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.)

This item was presented with Item No. 16 - Zoning Application No. Z0126-0436.

- 16** Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0436, submitted by Jackson Walker LLP on behalf of BJ's Wholesale Club, for a change of zoning to amend Planned Development (PD) - Commercial, Ordinance No. 5175, to modify development standards for the PD located at 4420 North Galloway Avenue (northeast corner of North Galloway Avenue and Barnes Bridge 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.)

A public hearing was held for Item No. 15 - Zoning Application No. Z0126-0435, and Item No. 16 - Zoning Application No. Z0126-0436.

Adam Bailey, Director of Planning and Development Services, stated that the applicant, representing BJ's Wholesale Club, is requesting to rezone the property at 4355 Childress Avenue to establish a new Planned Development (PD) district based on General Retail zoning. The grocery store currently under construction is already permitted under the existing zoning and has received all necessary approvals. However, the applicant seeks to modify development standards to allow larger signage than what is permitted by the City of Mesquite Sign Ordinance. Specifically, the proposed wall sign facing IH-30 would increase in height from the allowed 10 feet to 17.5 feet, while remaining under the maximum allowable area (377 square feet proposed vs. 940 square feet allowed). Additionally, the applicant proposes a pole sign along the IH-30 service road at 50 feet in height, exceeding the 35-foot maximum, while maintaining the allowed sign area of 200 square feet. The applicant is also requesting approval to display fuel prices for the BJ's fueling center located at 4420 North Galloway Avenue on the pole sign at 4355 Childress Avenue without it being classified as off-premise signage.

Mr. Bailey stated that the applicant is requesting to amend PD-C Ordinance No. 5175 to modify development standards for a proposed fueling station at 4420 North Galloway Avenue, located on the southwest portion of the Lowe's Home Improvement property at 4444 North Galloway Avenue. The fueling station zoning was approved in 2025 and has received all necessary permits to begin construction. The requested amendment is limited to allowing larger canopy signage, with no other changes proposed. Under the City of Mesquite Sign

Ordinance, canopy signs are restricted to a maximum height of 3.5 feet, and the total area of signage on a canopy face may not exceed 50 square feet or 50 percent of the canopy face, whichever is less. The applicant proposes canopy signage measuring 4 feet 8 inches in height, with two signs totaling 135 square feet.

Mr. Bailey presented a second option for a proposed monument sign with a height of 12 feet and a total area of 75 square feet.

Applicant Jonathan Vinson, representing BJ's Wholesale Club, presented a brief overview of the proposed applications. He stated that BJ's Wholesale has a standard policy to turn off internally lit signs at the close of business. BJ's is agreeable to the second option to install a 12 foot monument sign rather than a 20 foot pole sign at the fuel station.

Adam Bailey, sign contractor, stated that the monument sign will be visible along Galloway Avenue.

Cade Park, representing Kimley Horn, stated that they conducted a traffic impact analysis for the proposed BJ's Wholesale. The analysis determined that there will be no access from the 635 service road. BJ's is working to reach an agreement with QT regarding traffic impact but has not been successful.

Vivian Johnson, 4538 Live Oak Drive, and Tammy Jo, Strong, 1713 Cool Springs Drive, expressed support for the proposed applications.

Mr. Casper moved to postpone Item No. 15 - Zoning Application No. 20126-0435, and Item No. 16 - Zoning Application No. 20126-0436 to a date uncertain. Motion was seconded by Mr. Murden and was approved unanimously.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:26 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 17 – Discuss an economic development program agreement for a prospective project at IH 20 and Lawson Road); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 8:53 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting adjourned at 8:53 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor