



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, April 21, 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 April 21, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7633](#) Receive briefing regarding the Mesquite Independent School District (MISD) Bond Election.
- 2 [25-7638](#) Receive briefing from Keep Mesquite Beautiful, Inc., regarding programs and activities.

(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.

- 3 [25-7597](#) Receive presentation regarding the 2024 Meritorious Conduct Awards to Police Department employees.

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

Reginald Jefferson, Pastor, New Hope Baptist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Keep Mesquite Beautiful, Inc., Youth Environmental Leaders.

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.)

- 4 [25-7630](#) Minutes of the regular City Council meeting held April 7, 2025.

Attachments: [April 7, 2025 minutes](#)

- 5 [25-7626](#) An ordinance amending Chapter 5 (Buildings and Construction), Article V (Construction of Fences), Section 5-142, to be retitled (Public Property Access Control) of the City Code for the purpose of prohibiting gates, exceeding five feet, to be constructed on private fences to allow access to an unimproved alley, drainage and/or other utility easement, or other unimproved land unless specifically authorized by the City for maintenance or emergency access, and revising section 5-144 (Materials)

for the purpose of prohibiting the addition of privacy fence mesh screen or similar materials and/or privacy fence inserts or slats to chain-link fences.

Attachments: [Ordinance](#)

- 6 [25-7560](#) Bid No. 2025-046 - Evans Park Spray Zone: Site Construction.
(Authorize the City Manager to finalize and execute a contract with Fast General Contracting LLC, in an amount not to exceed \$670,000.00.)

Attachments: [Exhibit](#)
[Evaluation Scoring Matrix](#)

- 7 [25-7631](#) RFP No. 2025-067 - Annual Grinding of Brush.
(Authorize the City Manager to execute a contract with LETCO Group, LLC dba Living Earth in the amount of \$475,000.00. 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: [Evaluation Score Sheet](#)

- 8 [25-7625](#) Bid No. 2025-075 - Annual Drainage Channel Management (Spraying) Contract.
(Authorize the City Manager to finalize and execute a contract with low bidder Opterra Solutions, Inc., in the amount of \$128,900.00. 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 annual appropriation of sufficient funds.)

Attachments: [Recommendation Letter](#)

- 9 [25-7627](#) Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-013, South Parkway Reconstruction (U.S. Highway 80 to Peachtree Road), with DDM Construction Corporation, for the additional construction scopes in the amount of \$317,210.00.

Attachments: [Change Order No. 2](#)
[Location Map](#)
[Photos](#)

- 10 [25-7616](#) Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-016, Roadway Maintenance for Oates Drive, with Texas Materials Group, Inc., a Texas Corporation, for additional services required in the total amount of \$44,606.25.

Attachments: [Change Order No. 2](#)

- 11 [25-7629](#) Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2024-163, Barnes Bridge Ground Storage Tanks Rehabilitation, with DN Tanks, LLC, for the additional construction scopes in the amount

of \$96,430.00.

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

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** [25-7617](#) Conduct a public hearing and consider 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 has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

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

- 13** [25-7621](#) Conduct a public hearing and consider ordinance for Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a change of zoning from General Retail with Conditional Use Permits (Ordinance Nos. 4855 and 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 East Kearney Street, Suites 402, 500, and 600 and repealing all ordinances in conflict with the provisions of this ordinance.
(No responses in favor or in opposition to the application has 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](#)

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. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 03-14-2022; appeal to 5th District Court of Appeals, Dallas, Cause No. 05-22-00826-CV - Filed 08-10-2022
2. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 - Filed 08-03-2022
3. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X - Filed 02-12-2024
4. 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
5. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L - Filed 08-06-2024
6. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
7. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 - Filed December 14, 2024

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 segun el Sub-capitulo H, Capitulo 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 segun el Sub-capitulo H, Capitulo 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.