



City of Mesquite, Texas

Meeting Agenda

City Council

Tuesday, January 21, 2025

5:15 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 January 21, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7534](#) Receive update regarding You Matter Mesquite.

(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 - 5:15 PM

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

Jarrod Baker, Pastor, Peace Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Leadership Mesquite.

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.)

- 2 [25-7524](#) Minutes of the regular City Council meeting held January 6, 2025.

Attachments: [January 6, 2025, minutes](#)

- 3 [25-7517](#) An ordinance abandoning the Holley Street right-of-way between Bryan-Belt Line Road and South Galloway Avenue and transferring all interests in the related real property to Dallas County, Texas, and authorizing the City Manager to take actions necessary to complete the abandonment and transfer.

Attachments: [Location Map](#)
 [Ordinance](#)

- 4 [25-7523](#) RFP No. 2024-159 - Annual Contract for Ford Repairs and Alignments for all Makes and Models of Light-Duty Vehicles.
(Authorize the City Manager to finalize and execute a contract with RRPFG Limited Partnership dba Randall Reed's Planet Ford 635, in the amount of \$150,000.00. 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 Summary](#)

- 5 [25-7529](#) Bid No. 2025-001 - Installation of Traffic Signals (FM 741 at Heartland Parkway).
(Authorize the City Manager to finalize and execute a contract with low bidder EAR Telecommunications, LLC dba EARTC in the amount of \$279,903.52.)
- Attachments:** [Recommendation Letter](#)
 [Bid Tab](#)
 [Location Map](#)
- 6 [25-7525](#) Bid No. 2025-052 - Evans Park Spray Zone Project: Spray Pad.
(Authorize the City Manager to finalize and execute a contract with Whirlix Design, Inc., through Texas BuyBoard Purchasing Cooperative, Contract No. 679-22, in the amount of \$284,376.00.)
- Attachments:** [exhibit](#)
- 7 [25-7514](#) Bid No. 2025-063 - Purchase of a new 2024 Ford F-450 Diesel Chassis Ambulance Remount.
(Staff recommends award to Professional Ambulance Sales and Service LLC dba SERVS, through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy) Contract No. AM10-23, in the amount of \$224,085.00.)
- Attachments:** [HGAC Contract Pricing Worksheet](#)
 [Quote](#)
- 8 [25-7522](#) Authorize the City Manager to finalize and execute an Office and Hangar Lease with Wing Bird Aviation, LLC, for space at the Mesquite Metro Airport.
- 9 [25-7527](#) Authorize the City Manager to finalize and execute Amendment No. 1 to the La Prada Drive Reconstruction Project, from Motley Drive to Pinehurst Lane, with Kimley-Horn and Associates, Inc., for additional design and construction documents in an amount not to exceed \$333,500.00.
- Attachments:** [Amendment No. 1](#)

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.)

- 10 [25-7521](#) Conduct a public hearing and consider a resolution approving the term and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Agreement and TIRZ No. 2 Reimbursement Agreement for such purposes by and between the City of Mesquite, Eleanor Sue Carroll (owner) and the

Board of Directors of Reinvestment Zone No. 2, City of Mesquite, Texas (Towne Centre) (TIRZ) for the construction of improvements to property located at 215 West Main Street in Mesquite, Texas and granting to the owner of certain TIRZ reimbursements and economic development incentives and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement and administer the agreement on behalf of the City.

Attachments:

[Resolution](#)

11 [25-7516](#)

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2024-03, thereby revising Appendix C - Zoning Ordinance, Part 2 (Residential Districts), 2-200 (Use Regulations), Section 2-203 "Residential Districts: Schedule of Permitted Uses," Part 3 (Nonresidential Districts), 3-200 (Use Regulations), Section 3-203 "Nonresidential Districts: Schedule of Permitted Uses," 3-700 (Accessory Structure Regulations), and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of establishing regulations for accessory electric vehicle charging stations and amending the City Code, Chapter 13 (Signs) for the purpose of adding a new fueling station sign type.

(The Planning and Zoning Commission recommends approval of the zoning text amendment. The Zoning Text Amendment was postponed at the August 5, 2024, City Council meeting.)

Attachments:

[Staff Memo](#)

[P&Z Minutes](#)

[Ordinance](#)

12 [25-7515](#)

Conduct a public hearing and consider an ordinance revising the City Code by making a Zoning Ordinance Text Amendment, ZTA No. 2025-01, thereby revising Appendix C - Zoning Ordinance, Part 4 (PD and Overlay Districts); Part 5 (Administration), repealing and replacing 5-300 to be titled (Amendments to the Comprehensive Plan, Zoning Text, and Zoning Maps and Procedures For CUP, PD, Overlay, and Other Districts); Part 5, 5-400, Section 5-401 "Summary of Application Actions"; and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 "Definitions" for the purpose of updating the process and procedures for amendments to the Comprehensive Plan and zoning text and zoning map amendments, and to provide for updated notice requirements to align with changes in State law, and other general updates related thereto.

(The Planning and Zoning Commission recommends approval of the zoning text amendment.)

Attachments: [Staff Memo](#)
 [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. Cesar Nunez-Solis v. The City of Mesquite, Texas, Cause No. DC-22-11631 - Filed 09-06-2022
4. State of Texas v. Villa, Cause No. PD-0756-23, on appeal as Cause No. 05-22-00220-CR, pending in the Court of Appeals, Fifth District of Texas at Dallas – Filed 12-10-2021
5. Danny Booker v. City of Mesquite Risk Management, Cause No. DC-23-18301 - Filed 10-25-2023
6. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
7. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
8. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
9. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
10. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
11. 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.

- Annual review of City Secretary
- Annual review of City Manager

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:

- 13 25-7526** Discuss an economic development redevelopment project at the corner of Town East Boulevard and IH-635.

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.