

ORDINANCE NO. _____
File No. Z0426-0448

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT - GENERAL RETAIL WITH A CONDITIONAL USE PERMIT TO ALLOW AN ELECTRICAL CONTRACTOR OFFICE AND WAREHOUSE WITH ACCESSORY OUTDOOR STORAGE WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 1402 AND 1406 RODEO CENTER BOULEVARD SUBJECT TO CERTAIN FINDINGS AND STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The subject property is approximately 0.43 acres described in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at 1402 and 1406 Rodeo Center Boulevard, City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning from General Retail to Planned Development - General Retail with a Conditional Use Permit (“**CUP**”) to allow an electrical contractor office and warehouse with accessory outdoor storage with modified Development Standards (**EXHIBIT B**) and Concept Plan (**EXHIBIT C**), said exhibits are attached hereto and incorporated herein by reference, on the Property subject to the following findings and stipulations:

- 2.01. The CUP shall comply with all stipulations and exhibits of this Ordinance.
- 2.02. The City Council finds that said use(s) defined and permitted under this CUP are sufficiently unusual in character or operation as to create the potential for variations in function or operation with possible negative impacts upon adjacent properties or on the citizenry as a whole.

- 2.03. The CUP is approved solely for Matrix Electric Company, Inc., and the CUP is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.
- 2.04. Outdoor storage unrelated to Matrix Electric Company, Inc., is expressly prohibited. Accessory outdoor storage shall be located as shown on the Concept Plan and shall be limited to:
1. Two (2) three-quarter-ton company trucks.
 2. One (1) 7-foot by 18-foot utility trailer.
 3. One (1) 7-foot by 12-foot utility trailer.
 4. One (1) skid steer.
 5. One (1) mini excavator.

The Director of Planning and Development Services, or designee, may administratively approve modifications to the type or combination of equipment stored within the outdoor storage area for trucks, trailers, and other equipment, provided that: (a) all equipment remains compact construction equipment and does not exceed the operating weight limits established for its respective equipment type as set forth in this subsection; (b) the total number of pieces of equipment stored on-site does not exceed ten (10); and (c) all other conditions of this CUP continue to be satisfied. Any such modification shall be documented in writing and placed in the permit file.

- 2.05. Accessory outdoor storage items are limited to 6.5 feet in height.
- 2.06. Accessory outdoor storage shall be located within a fully enclosed area as shown on the Concept Plan and screened by a board-on-board cedar fence with a minimum height of 6.5 feet, except for any area used for ingress and egress, which may be enclosed with a sliding board-on-board cedar gate. The fence shall also extend the full length of the property line adjacent to the alley and shall continue along the southern property line to the rear of the warehouse building.
- 2.07. The existing wrought iron fence along the interior side property line shall be permitted to remain as a legally nonconforming fence. No outdoor storage shall be permitted in any area visible from or through the fence along the interior side property line.
- 2.08. Loading and unloading of company vehicles, trailers, equipment, and materials shall be limited to daylight hours.
- 2.09. Three convictions for CUP violations within any 12-month period shall result in automatic revocation of the CUP. Prior to revocation, the Building Official shall revoke the Certificate of Occupancy for the use, following all applicable procedures before notifying the owner that use is no longer authorized.

SECTION 3. All portions of ordinances of the City of Mesquite in conflict with the provisions of this Ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. Should any word, sentence, clause, paragraph, or provision of this Ordinance be held to be invalid or unconstitutional, the remaining provisions of this Ordinance shall remain in full force and effect.

SECTION 6. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5.103](#) (General Penalties), or successor and as amended.

SECTION 7. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of August 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

EXHIBIT “A”

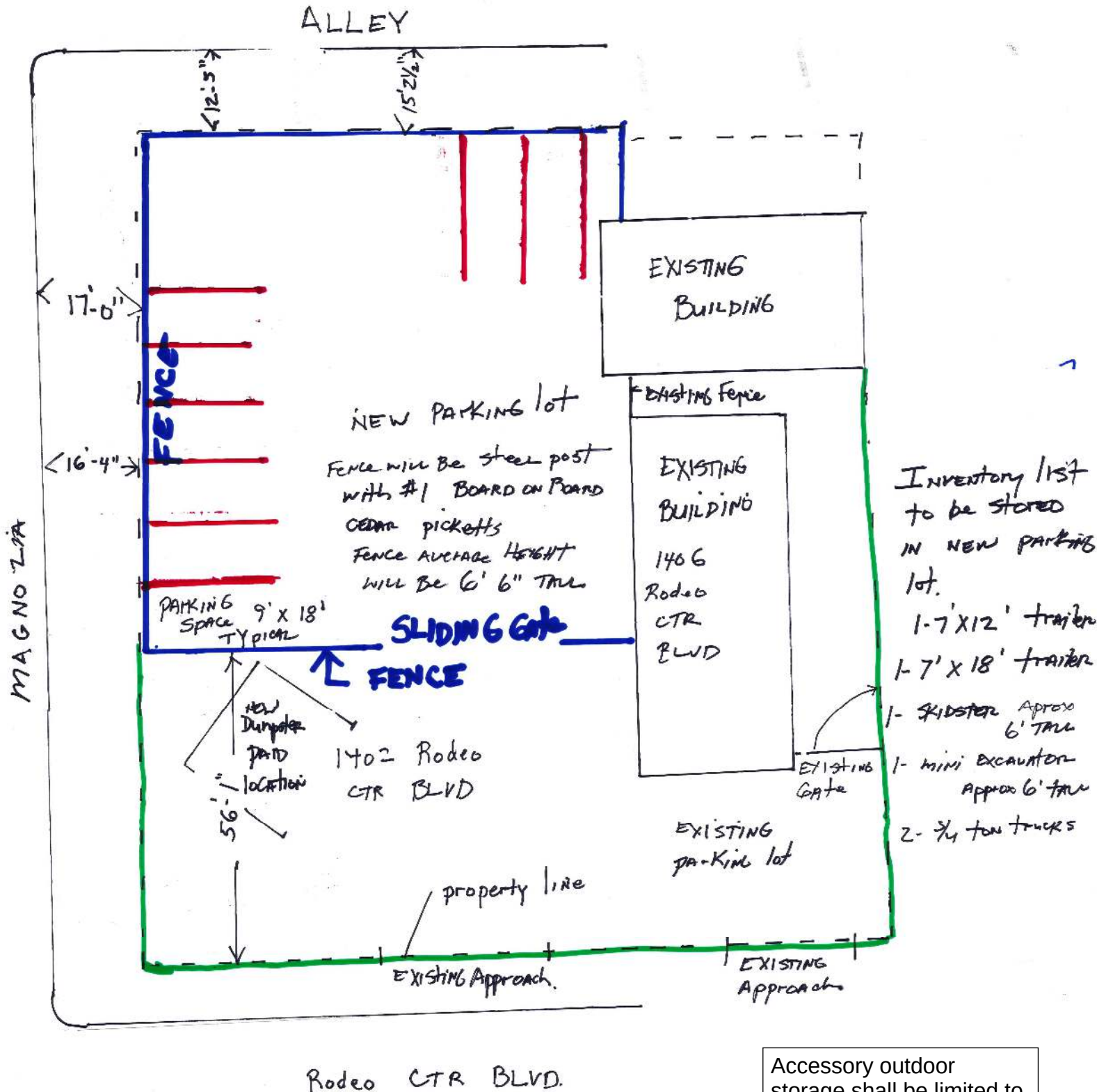
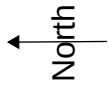
Legal Description

HICKORY HEIGHTS, BLK B LOT 3 and HICKORY HEIGHTS, BLK B LT 4

Exhibit B – Development Standards Z0426-0448

This Planned Development – General Retail (“**PD-GR**”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the General Retail (“**GR**”) zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-GR district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the PD-GR district property include the permitted uses of the GR district classification as set out in the MZO, and those permitted uses on the PD-GR district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-GR district property are identified in subsection 1.b. below.
 - a. The permitted uses requiring a Conditional Use Permit (“**CUP**”), as set out in the MZO, also require a CUP for the use to be permitted on the PD-GR property. The following uses may also be permitted with a CUP.
 - i. Electrical Contractor Office and Warehouse
 - ii. Accessory Outdoor Storage
 - b. Any land use prohibited in the GR Zoning District, as amended, is also prohibited on the PD-GR property.
2. **Development Standards.** In addition to the requirements of the “GR” base zoning district, the PD-GR is subject to the following.
 - a. **Site Plan.** The site plan shall be consistent with the Concept Plan as shown in Exhibit C and shall comply with the applicable development regulations in the MZO and Mesquite Code of Ordinances. Deviations from the Concept Plan may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.
 - b. **Screening.** Outdoor storage shall comply with the stipulations of the CUP. Any future development or changes to the site shall comply with the applicable development regulations in the MZO and Mesquite Code of Ordinances.
 - c. **Fencing.** All screening and fencing on the property shall be maintained in a like-new manner, meaning any portion of fencing showing signs of deterioration, broken or missing panels, or creating a safety hazard, shall be replaced.
 - d. **Parking:** One parking space shall be required for every 300 square feet of office space.



Accessory outdoor storage shall be limited to the fenced in area shown with the blue line.