

ORDINANCE NO. \_\_\_\_\_  
File No. Z0625-0404

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT ORDINANCE NOS. 4595, 4799, AND 5019 TO ALLOW THE INSTALLATION OF A 30-FOOT-TALL MULTI-TENANT FREESTANDING SIGN LOCATED AT 21717 IH-635; REPEALING ALL PORTIONS OF 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 2.5248 acres and located at 21717 IH-635 (also known as 355 and 375 Rodeo Center Boulevard) in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Planned Development Ordinance Nos. 4595, 4799, and 5019, incorporated herein by reference, to allow the installation of a 30-foot-tall multi-tenant freestanding sign as shown and located in **Exhibit 1**.

SECTION 3. All ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, but only to the extent of such conflict, are hereby repealed; otherwise, they shall remain in full force and effect.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 2nd day of September 2025.

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Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney

SCOPE OF WORK

1. FABRICATE AND INSTALL - ILLUMINATED D/F PYLON SIGN

Survey Required



QTY: 1

SIGN AREA: 100 SQ FT



**EZZI SIGNS**  
EST. 2005

16611 West Little York Rd  
Houston, Texas 77084

[EZZISIGNS.COM](http://EZZISIGNS.COM)  
713-232-0771

**PROJECT:**  
OJOS LOCOS  
PYLON SIGN  
**ADDRESS:**  
375 RODEO CENTER BLVD.  
MESQUITE, TX 75149

**DATE:** 05.19.2025

**PROJECT NUMBER:**  
ES14151

**DESIGNER:**  
SERGIO

**REVISIONS**  
**R4:** 05.22.2025  
SIGN DESIGN REVISION  
**R5:** 05.28.2025  
REVISED OPTION  
**R6:** 06.23.2025  
30FT HEIGHT OPTION

**APPROVALS / DATE**

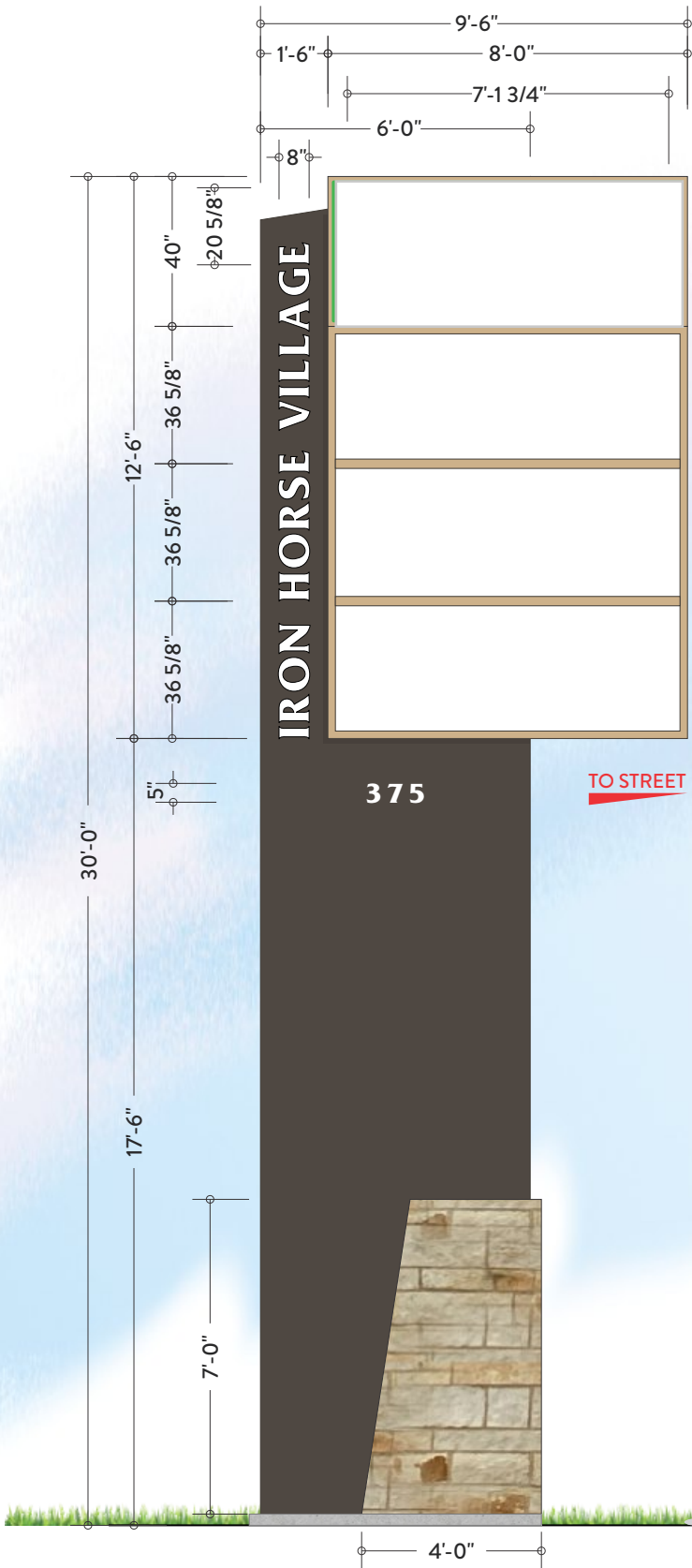
**CLIENT:**

**LANDLORD:**

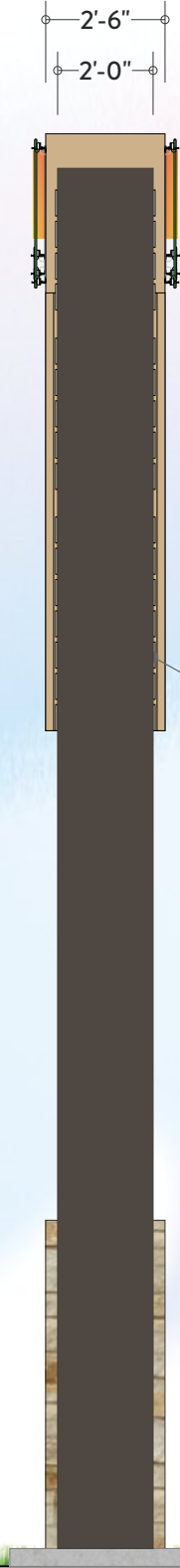


**UL** Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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FRONT VIEW - PYLON SIGN  
SCALE: 1/4" = 1'-0"



END VIEW  
SCALE: 1/4" = 1'-0"

STREET SIDE

**CABINET:** ALL ALUMINUM CONSTRUCTION  
STUCCO FINISH OVER ALUMINUM  
COLOR: P2

CLEAR ACRYLIC FACE NEON LETTERS  
WITH SILHOUETTE

CLEAR ACRYLIC FACE NEON LETTERS  
WITH SILHOUETTE

GREEN NEON BORDER

**TENANTS CABINET:** ALUMINUM CONSTRUCTION  
**FACES:** 3/16" WHITE ACRYLIC MATERIAL  
**FUTURE GRAPHICS:** VINYL/DIGITAL PRINT APPLIED  
**ILLUMINATION:** WHITE - PRINCIPAL QWIK MOD 2 6500K  
**PAINT:** P2

COLOR SCHEDULE	
P1	SW 7020 BLACK FOX
P2	SW 7697 SAFARI

**ADDRESS:**  
3M OPAQUE WHITE VINYL APPLIED

**NAME:** ROUTED AND BACKED WITH  
3/4" WHITE ACRYLIC, EXTENDING 1/2" BEYOND  
THE FACE (PUSH-THRU).

**SUPPORT COVER:** ALL ALUMINUM CONSTRUCTION  
STUCCO FINISH OVER ALUMINUM  
COLOR: P1

**MASONRY:**  
USE SAME MATERIALS AND COLORS AS  
THE MAIN BUILDING FAÇADE. - **VERIFY**

**CONCRETE PAD:**  
3" BIGGER ALL AROUND THAN SECTION ABOVE,  
MIN 3" ABOVE GRANDE / MIN 3" BELOW GRADE

**FOOTINGS**  
**BASE PIPE:** 12" x .365" STEEL PIPE (ESTIMATED)  
**TRANSITION PIPE:** 8" x .365" STEEL PIPE (ESTIMATED)  
**PIER:** 30" X 12'-0" CONCRETE (ESTIMATED)

Site Plan



EZZI SIGNS  
EST. 2005

16611 West Little York Rd  
Houston, Texas 77084  
EZZISIGNS.COM  
713-232-0771

PROJECT:  
OJOS LOCOS

ADDRESS:  
375 RODEO CENTER BLVD,  
MESQUITE, TX 75149

DATE: 02/18/25

PROJECT NUMBER:  
ES14151

DESIGNER:  
MAURICIO

REVISIONS  
R6: 03/19/2025  
DESIGN UPDATE-SA  
R2:

R3:

APPROVALS / DATE

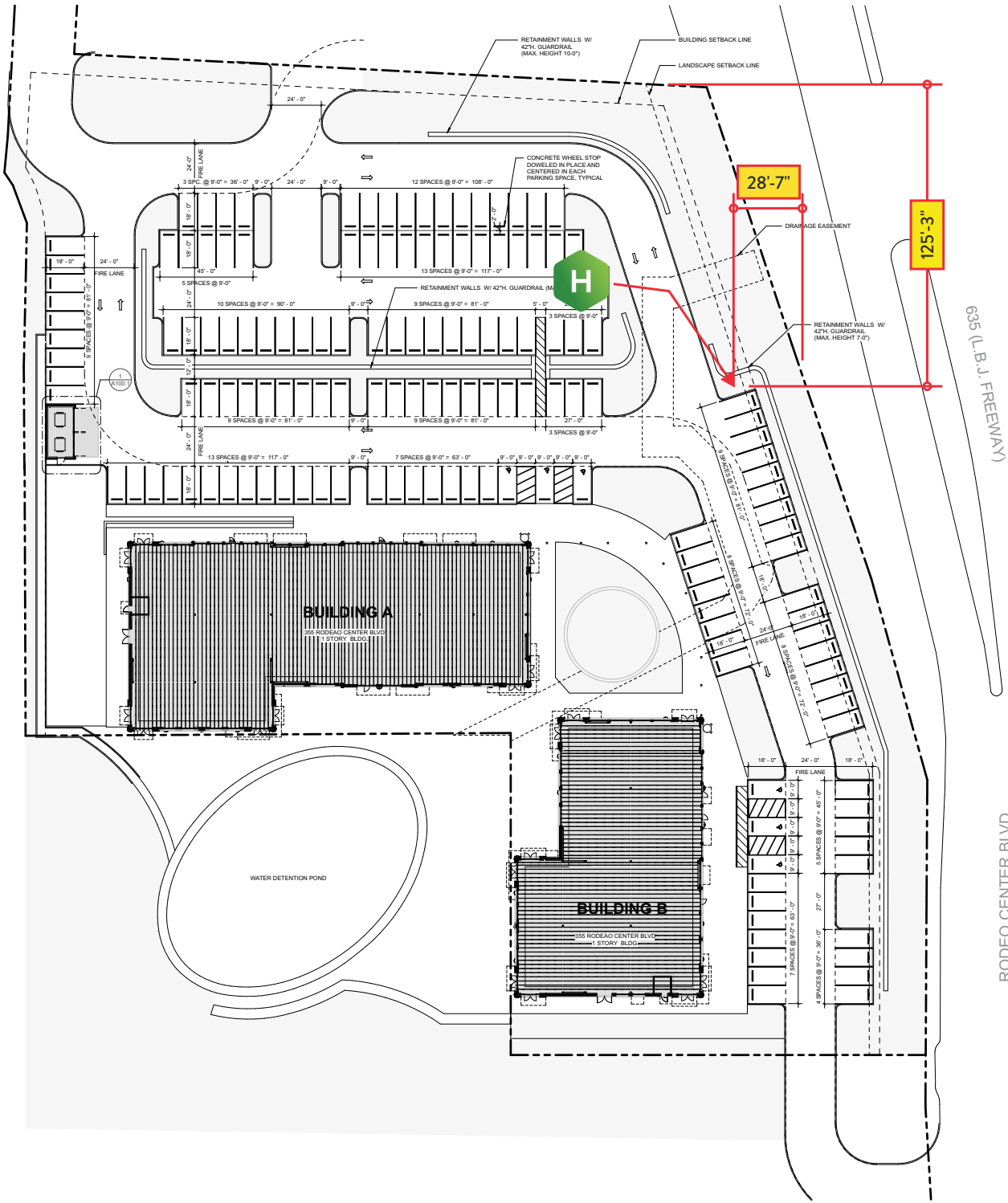
CLIENT:

LANDLORD:



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SITE PLAN  
SCALE: NTS

