

ORDINANCE NO. 5268
File No. Z0626-0453

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO GENERAL RETAIL WITH A CONDITIONAL USE PERMIT TO ALLOW A MINOR RECEPTION FACILITY WITHIN 500 FEET OF A RESIDENTIAL DISTRICT ON PROPERTY LOCATED AT 3330 NORTH GALLOWAY AVENUE, SUITE 150, SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER 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 platted as Galloway Plaza 3, Block A, Lot 3, and located at 3330 North Galloway Avenue, Unit 150, in the 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 General Retail with a Conditional Use Permit (“**CUP**”) to allow a minor reception facility within 500 feet of a residential district with the following findings and stipulations:

- 2.01. There shall be no outside activity related to the reception facility on the Property.
- 2.02. The tenant space shall be properly sealed and insulated to prevent sound from impacting adjacent businesses and residences. The tenant space is properly sealed and insulated only if an engineered design bearing the seal of a registered professional engineer or architect is (a) submitted to the Building Official, (b) approved by the Building Official, and (c) constructed.

Zoning / File No. Z0626-0453 / GR to GR with a CUP / 3330 N. Galloway Avenue, Suite 150

August 17, 2026

Page 2 of 3

- 2.03. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit acoustic testing demonstrating compliance with the City of Mesquite Noise Ordinance (City Code, Chapter 10, Article III). The testing shall be conducted from the adjacent tenant spaces and the nearest residential property line.
- 2.04. 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.
- 2.05. The CUP is approved solely for Viviana Monreal d/b/a Heavenly Events and 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.
- 2.06. Upon conviction of at least three violations of the City's Code of Ordinances, including but not limited to the MZO which includes Section 3.508 and this ordinance, during any consecutive twelve-month period, then (1) the Building Official shall revoke the Certificate of Occupancy for the Property, and (2) Viviana Monreal d/b/a Heavenly Events shall automatically forfeit the CUP granted by this ordinance, without further action by the Planning and Zoning Commission or City Council.

SECTION 3. All ordinances, or portions thereof, 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 described in Section 1 of this ordinance 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](#).

Zoning / File No. Z0626-0453 / GR to GR with a CUP / 3330 N. Galloway Avenue, Suite 150
August 17, 2026
Page 3 of 3

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 17th day of August 2026.

Signed by:

Kenny Green

B742D2DF3C3F43C...

Kenny Green
Mayor Pro Tem

ATTEST:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

666E18891208434...

David L. Paschall
City Attorney