

FILE NUMBER: Z0426-0448
REQUEST FOR: Planned Development – General Retail with a Conditional Use Permit
CASE MANAGER: Jennifer Horton

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 22, 2026
City Council: Monday, July 20, 2026

GENERAL INFORMATION

Applicant: Ricky Ponton
Requested Action: Rezone to Planned Development – General Retail (PD-GR) with a Conditional Use Permit (CUP) to allow an Electrical Contractor Office/Warehouse with Accessory Outdoor Storage with modified development standards.
Location: 1402 and 1406 Rodeo Center Blvd (SE corner of Rodeo Center Blvd and Magnolia Dr)

PLANNING AND ZONING ACTION

On June 22, 2026, the Planning and Zoning Commission voted 7-0 to approve the requested Zoning Change and Conditional Use Permit with Staff's stipulations.

SITE BACKGROUND

Platting: Hickory Heights, Block B, Lots 3 and 4
Size: ± 0.43 acres
Zoning: GR - General Retail
Future Land Use: Neighborhood Retail
Zoning History: 1951: Annexed into City of Mesquite, Zoned Residential
1961: Rezoned to LR, Local Retail
1973: Rezoned to GR, General Retail

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Single Family Detached Dwellings
SOUTH:	R-3, Single Family Residential	Single Family Detached Dwellings
EAST:	Planned Development - Townhouse	Single Family Detached Dwellings
WEST:	GR - General Retail	Merle's Uniforms, Single Family Detached Dwellings

CASE SUMMARY

The applicant is requesting a zoning change for the subject properties to establish a new Planned Development (PD) with a Conditional Use Permit (CUP) based on the General Retail Zoning District. The request would modify the district's use regulations to allow an Electrical Contractor Office/Warehouse with Accessory Outdoor Storage through a nontransferable CUP for Matrix Electric Company, Inc. The request would also modify the district's development standards.

Matrix Electric Company, Inc. is owned and operated by the applicant, who purchased the property at 1406 Rodeo Center Blvd in 2011 and has operated the business from this location since that time. The applicant recently acquired the adjacent property at 1402 Rodeo Center Blvd. Both properties are currently zoned General Retail. The property at 1406 Rodeo Center Blvd contains an existing $\pm 1,743$ -square-foot office building and an existing $\pm 2,151$ -square-foot warehouse located at the rear of the site that is used for storing materials and equipment associated with the electrical contractor business. The warehouse is considered a legally nonconforming structure. The adjacent property at 1402 Rodeo Center Blvd is currently vacant.

The applicant is seeking to formalize and improve business operations through the requested zoning change and associated site improvements, including combining the two lots and constructing a screened parking and outdoor storage area. The screening will consist of a board-on-board cedar fence approximately 6 feet, 6 inches in height with a sliding gate. Proposed outdoor storage items include company vehicles, utility trailers, and small equipment. Access to the site will remain from Rodeo Center Blvd, and access from the adjacent alley is prohibited. The site currently contains two driveways along Rodeo Center Boulevard. An Engineering Design Manual Variance may be required due to current substandard driveway spacing; however, this determination will be made during the site plan review process.

If the requested PD is approved, the applicant will be required to replat the properties into a single legal lot of record. A site plan review will also be required prior to the issuance of building permits for the proposed fence, parking area, and any other site improvements. The location and design of the dumpster enclosure, as well as fire lane requirements, will be evaluated as part of the site plan review process.

The applicant has applied for a Certificate of Occupancy (CO) for the business. Issuance of the CO is contingent upon approval of the requested zoning change and correction of deficiencies identified during the CO inspection. These deficiencies include, but are not limited to, repairing damaged gutters, repainting areas of peeling or chipped exterior paint, providing a compliant dumpster enclosure, and replacing crushed rock with grass.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan Future Land Use Map (FLUM) designates the subject properties as Neighborhood Retail, which is characterized by a variety of retail and personal service uses that meet the daily needs of nearby residents. This land use category is intended to provide a transition between residential neighborhoods and higher-intensity commercial

development. The Comprehensive Plan recommends a combination of screening, increased rear setbacks, and enhanced landscaping to ensure adequate buffering from adjacent residential properties.

STAFF COMMENTS:

While the proposed PD would allow uses that are typically prohibited in the General Retail District, a nontransferable CUP can provide mitigation measures to minimize potential impacts on adjacent residential properties, including screening, limitations on the height of outdoor storage, and restrictions on loading and unloading activities during nighttime hours. This approach would also maintain the existing General Retail base zoning, which is consistent with the Future Land Use Map (FLUM) designation for the area.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed PD and associated CUP conditions will allow an existing business to continue operating in a manner that protects neighboring properties and the public while providing additional site improvements and operational standards. Additionally, the issuance of a Certificate of Occupancy will require correction of existing site deficiencies and compliance with applicable City codes, ensuring site conditions that promote the public health, safety, and welfare of the surrounding area and the City as a whole.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed PD helps ensure that the property is developed and maintained in a manner that is compatible with surrounding land uses, while preserving the existing General Retail base zoning, which is consistent with the Future Land Use Map designation for the area.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council 2026-2027 Strategic 4.1 – Promote investment in new and existing businesses. Approval of the request

would allow a locally owned business to occupy and improve an existing site that might otherwise remain vacant or underutilized.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: The proposed amendment would not increase the degree of the existing structural nonconformities. While the PD would permit an Electrical Contractor Office/Warehouse use that is not otherwise allowed in the General Retail district, the use would be authorized through a nontransferable CUP and subject to site-specific conditions intended to mitigate impacts on surrounding properties, creating a limited and controlled exception while preserving the underlying General Retail zoning designation.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: Compatibility with surrounding uses and zoning can be achieved through the application of site-specific development standards. Proposed screening and limitations on outdoor storage and loading/unloading are intended to minimize impacts on adjacent residential properties. Additionally, site access will remain from Rodeo Center Blvd, reducing the potential for traffic impacts on nearby neighborhoods.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: There has been little recent development activity in the immediate area. One exception is a pending zoning request (Z0326-0443) for the property across the street, which seeks to rezone the site from General Retail to Residential for the construction of a single-family home. However, the case has not yet been scheduled for a public hearing. Additionally, several General Retail-zoned properties located south of the subject site have remained vacant for nearly two decades.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The existing structures and proposed parking area are well-suited for the proposed Electrical Contractor use; however, given the age and configuration, the potential for adaptive reuse of the warehouse for a use currently permitted within the General Retail District may be limited. Approval of the request would facilitate continued investment in productive use of the property while preserving the existing structures.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: Existing public facilities, including roads, water, and sewer infrastructure, are available for the property owner to update on the subject property as needed to support the proposed development.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD provides a greater level of public benefit than would otherwise be achieved under standard General Retail zoning by establishing additional safeguards related to outdoor storage, screening, and site access. Approval of the request will also facilitate correction of existing site deficiencies through the CO process and implementation of site improvements, including a board-on-board cedar fence. These improvements will enhance the appearance of the property and contribute to the overall character of the corridor.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed PD facilitates site improvements and enhanced screening that result in a more orderly and compatible development pattern than would likely occur under the property's current condition.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed PD would allow the continued operation of a locally owned business while facilitating improvement of two existing commercial properties. Although the request would permit a use that is not otherwise allowed within the General Retail District, the proposed nontransferable CUP and site-specific development standards provide safeguards intended to minimize impacts on adjacent residential properties.

STAFF ASSESSMENT

Based on the information contained in the application and the analysis of the facts of record, staff believes that the request is generally consistent with the Future Land Use Map, supports the City Council's strategic goals, and satisfies approval standards in Section 5-311.N of the MZO. Therefore, approval of the zoning change to Planned Development – General Retail with a Conditional Use Permit for an Electrical Contractor Office/Warehouse with Accessory Outdoor Storage is warranted.

The proposed ordinance would establish a Planned Development – General Retail zoning district and incorporate the following exhibits:

Exhibit A – Legal Description

Exhibit B – Development Standards

Exhibit C – Concept Plan

The ordinance would also grant a nontransferable CUP to allow an Electrical Contractor Office/Warehouse with Accessory Outdoor Storage. The following stipulations are recommended as conditions of approval for the CUP:

1. The CUP shall comply with all stipulations and exhibits of the associated PD ordinance.
2. The CUP is approved solely for Matrix Electric Company, Inc. and is not transferable or assignable. Any future occupant or operator of the property seeking to establish the same or a similar use shall be required to obtain a new CUP in accordance with the procedures of the Mesquite Zoning Ordinance.
3. Accessory outdoor storage shall be located as shown on the Concept Plan and shall be limited to two three-quarter-ton company trucks, one 7-foot by 18-foot utility trailer, one 7-foot by 12-foot utility trailer, one skid steer, and one mini excavator. Outdoor storage unrelated to Matrix Electric Company, Inc. is expressly prohibited.
4. Accessory outdoor storage items are limited to 6 ½ feet in height.
5. 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.
6. 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.

7. Loading and unloading of company vehicles, trailers, equipment, and materials shall be limited to daylight hours.
8. 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.

Alternatively, based on the information provided at the public hearing, the Commission may recommend approval of the request with additional or modified stipulations or recommend denial of the request.

PUBLIC NOTICE

Required notices were mailed to all property owners within 200 feet of the subject property, and courtesy notices were mailed to property owners within 400 feet of the subject property. As of July 3, 2026, one notice from within the statutory notification area had been returned in opposition to the request, and one notice from within the courtesy notification area had been returned in support of the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Application Materials
7. Legal Description
8. Proposed Planned Development Standards and Summary
9. Concept Plan
10. Returned Public Notices

Aerial Map

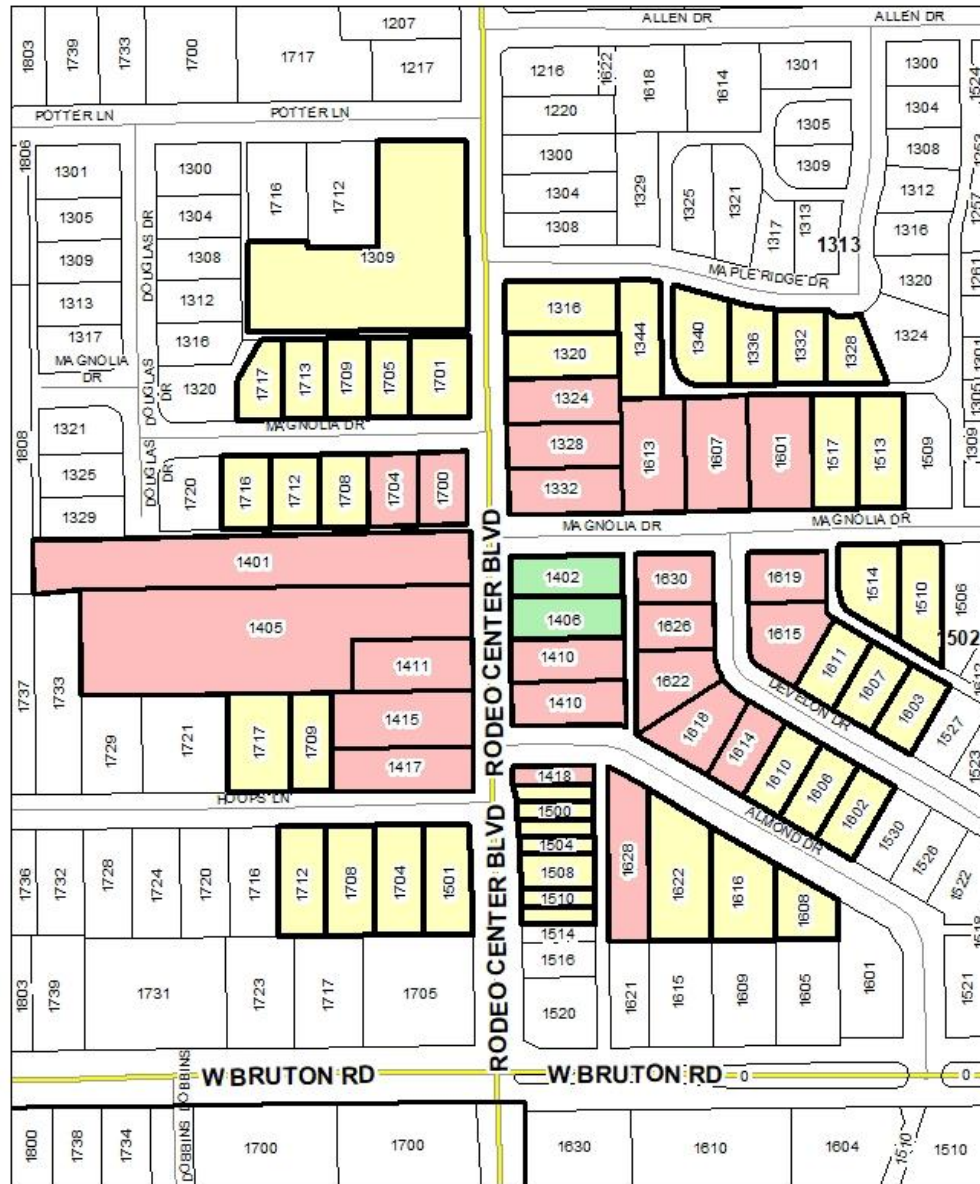


**Request: Zoning change to PD -
General Retail with a CUP**
Applicant: Ricky Ponton
Location: 1402 and 1406 Rodeo Center Blvd



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: Ricky Ponton
Location: 1402 and 1406 Rodeo Center Blvd
DCAD: 38099500020040000 and 38099500020030000
Request: Planned Development - General Retail with a Condition Use Permit to allow an Electrical Contractor Office/Warehouse with Accessory Outdoor Storage

Legend

- Subject Property
- Required Notices
- Courtesy Notices



Zoning Map



Property Address - 1402 and 1406 Rodeo Center Blvd

Legend - Base Zones

	Subject Properties		Single Family Residential
	General Retail		PD - Townhouse



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PHOTOS



1406 RODEO CENTER BLVD FRONTAGE



ATTACHMENT 5 – SITE PHOTOS



1402 RODEO CENTER BLVD FRONTAGE



ATTACHMENT 5 – SITE PHOTOS



MAGNOLIA DR FRONTAGE



ATTACHMENT 6 – APPLICATION MATERIALS



City of Mesquite
Zoning Change
Packet

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

- ☒ Completed Application ☒ Statement of Intent and Purpose ☐ Zoning Exhibits A & B
☒ Owner Authorization (page 6) ☐ Application Fee* (\$1,250 plus \$15 per acre for properties one acre and over)

**An additional fee may apply if a change to the Mesquite Comprehensive Plan is required.*

Property Information

General Location: 1406 Rodeo Center Blvd
Physical Address: 1406 Rodeo Center City, State: Mesquite, Texas
Zip Code: 75149
Platted: ☒ Yes ☐ No (If yes, fill in information below. If not platted a metes and bounds description is required)
Subdivision: Hickory Heights Block: B Lot: 3

MAGNOLIA DR FRONTAGE

Applicant Information – The person filling out the application

First Name: Ricky Ponton Last Name: Ponton
Phone Number: 972-989-2880 Email Address: ricky@matricelectricgroup.com
Company Name: Matrix Electric Company Inc

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☒ Yes ☐ No (If no, fill in the information below)
First Name: _____ Last Name: _____
Phone Number: _____ Email Address: _____
Mailing Address: _____ City, State: _____
(If different from physical address)
Zip Code: _____

April, 2025

CONTINUE TO NEXT PAGE

Page 1 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 6 – APPLICATION MATERIALS



City of Mesquite
Zoning Change
Packet

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

- ☐ Completed Application ☐ Statement of Intent and Purpose ☐ Zoning Exhibits A & B
- ☐ Owner Authorization (page 6) ☐ Application Fee* (\$1,250 plus \$15 per acre for properties one acre and over)

**An additional fee may apply if a change to the Mesquite Comprehensive Plan is required.*

Property Information

General Location: 1402 Rodeo Center Blvd

Physical Address: 1402 Rodeo Center City, State: Mesquite, Texas

Zip Code: 75149

Platted: ☒ Yes ☐ No (If yes, fill in information below. If not platted a metes and bounds description is required)

Subdivision: Hickory Heights Block: B Lot: 4

Applicant Information – The person filling out the application

First Name: Ricky Last Name: Ponton

Phone Number: 972-989-2880 Email Address: ricky@matrixelectricgroup.com

Company Name: matrix Electric Company Inc.

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☒ Yes ☐ No (If no, fill in the information below)

First Name: _____ Last Name: _____

Phone Number: _____ Email Address: _____

Mailing Address: _____ City, State: _____
(If different from physical address)

Zip Code: _____

April, 2025

CONTINUE TO NEXT PAGE

Page 1 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Zoning Change Application.

Property Owner: Ricky Ponton Phone Number: 972-989-2880
Address: 1406 Rodeo Center Blvd
Mesquite, TX. 75149 Email Address: ricky@matricelectricsup.com
Signature: [Signature]

Each property owner must complete a separate authorization form

April 2025

CONTINUE TO NEXT PAGE

Page 5 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Zoning Change Application.

Property Owner: Ricky Pounta Phone Number: 972-389-2880
Address: 1402 Rodeo Center
Mesquite, TX 75149 Email Address: ricky@matrixelectricgroup.com
Signature: Arij Pounta

Each property owner must complete a separate authorization form

April 2025

CONTINUE TO NEXT PAGE

Page 5 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 6 – APPLICATION MATERIALS

Letter of Intent

To whom it may concern,

4/2/2026

We currently own the property at 1402 and 1406 Rodeo Center Blvd. We are an Electrical Contracting company and would like to have our properties rezoned from General Retail to Light Commercial. We plan to add a nice parking lot with a fence around it. Currently, 1402 is an empty field/area. Eventually, we will be adding a new roof and new windows to 1406, to make it look very nice.

Thank you,
Ricky Ponton
972-989-2880

ATTACHMENT 6 – APPLICATION MATERIALS

Jennifer Horton

From: Kim Robinson <kim@matricelectricgroup.com>
Sent: Tuesday, May 12, 2026 2:22 PM
To: Jennifer Horton
Cc: Planning
Subject: Re: [External] 1406 Rodeo Center Blvd

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jennifer,

Thank you for the recap.

Actually, Ricky has changed his mind and he would like to have a sign. He would like to know if he can have a nice metal sign made and placed on the front of the building or if he needs lighted pole for the sign. Please advise if possible.

We look forward to hearing from you, and appreciate all you do!

Kim Robinson
Administrative Assistant
214-579-8984
kim@matricelectricgroup.com



On Mon, May 11, 2026 at 6:03 PM Jennifer Horton <jhorton@cityofmesquite.com> wrote:

Hey, Kim.

It was nice meeting with you and Ricky today. Just to recap our discussion, you're looking to move forward with a Planned Development with a Conditional Use Permit request that would include the following:

- Maintain the base zoning of General Retail
- Warehouse structure would become legally nonconforming
- Electrical Contractor use permitted with a Conditional Use Permit
- Proposed screening (wood fence) along Magnolia Dr and the alley
- Proposed accessory outdoor storage (company vehicles, trailers, equipment, etc.)

ATTACHMENT 6 – APPLICATION MATERIALS

Along with the concept drawing Ricky will be providing, it would also be helpful to include a few additional details, such as renderings or photos of the proposed fence, along with the height and material specifications. An inventory of what may be stored on the proposed parking lot would also be helpful to include.

One additional item to confirm is signage. If I recall correctly, Ricky was not proposing any signage, primarily for security purposes given the nature of the business and materials being stored in the warehouse. Can you confirm that is still the intent?

Let us know if you have any questions in the meantime.

Thanks a ton,

Please take a moment to complete the City of Mesquite [customer satisfaction survey](#).

Jennifer Horton
Planner | Planning & Zoning
[1515 N Galloway Ave | Mesquite, TX 75149](#)
(972) 329-8523 | jhorton@cityofmesquite.com | www.cityofmesquite.com

From: Kim Robinson <kim@matricelectricgroup.com>
Sent: Tuesday, May 5, 2026 1:35 PM
To: Jennifer Horton <jhorton@cityofmesquite.com>
Cc: Planning <planning@cityofmesquite.com>
Subject: Re: [External] 1406 Rodeo Center Blvd

Hello,

Yes, that time works for us. See you then.

On Tue, May 5, 2026 at 9:20 AM Jennifer Horton <jhorton@cityofmesquite.com> wrote:

Good morning, Kim.

Does Monday, May 11, at 9:30 AM work?



Exhibit A – Legal Description

AFTER RECORDING RETURN TO:

RICKY R PONTON
114 WESTVUE ST
TERRELL TX 75160

RELEASE OF LIEN

Date: March 11, 2026

Holder of Note and Lien: TEXAS BANK AND TRUST COMPANY

Holder's Mailing Address (including County):

P.O. Box 3188, Longview, Gregg County, Texas 75606

NOTE:

Date: November 10, 2015
Original Amount: \$150,000.00
Maker: Ricky R Ponton
Payee: Texas Bank and Trust Company

Note and Lien are described in the following Documents:

Deed of Trust dated November 10, 2015, executed by Ricky R Ponton a/k/a Ricky Redell Ponton, single man, non-homestead property, to Kevin Hood, Trustee, recorded on November 11, 2015 in County Clerk's Document No. 2015-00301772, Official Public Records, Dallas County, Texas, given to secure the payment of one certain Promissory Note in the principal sum of \$150,000.00 payable to the order of Texas Bank and Trust and subject to all the terms, conditions, and stipulations contained therein.

Property (including any improvements):

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 3, BLOCK B, HICKORY HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN VOLUME 12, PAGE 223, OF THE MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

Holder of the note acknowledges its payment and releases the property from the lien.

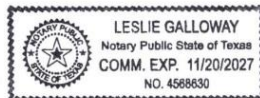
When the context requires, singular nouns and pronouns include the plural.

TEXAS BANK AND TRUST COMPANY

BY: 
Name: TODD MEADOWS
Title: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS §
§
COUNTY OF GREGG §

This instrument was acknowledged before me on this 11th day of March 2026 by Todd Meadows, Executive Vice President, of Texas Bank and Trust Company, a Texas Corporation, on behalf of said Corporation.




NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

DocuSign Envelope ID: 359DAB33-451A-84D3-83C4-89A019B7A677



COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Semso Muskic

Address: 9204 Kessler Dr. Rowlett, TX 75089

Phone: (469)774-5845

E-mail: Muskictowing@sbcglobal.net

Mobile: _____

Fax or Other: _____

Buyer: Ricky Ponton

Address: 114 Westvue St. Terrell, TX 75160

Phone: (972)989-2880

E-mail: Ricky@matricelectricgroup.com

Mobile: _____

Fax or Other: _____

2. **PROPERTY:**

A. "Property" means that real property situated in DALLAS County, Texas at
1402 Rodeo Center Boulevard, Mesquite, Texas 75149
(address) and that is legally described on the attached Exhibit _____ or as follows:
HICKORY HEIGHTS BLK B LOT 4

- B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. **SALES PRICE:**

- A. At or before closing, Buyer will pay the following sales price for the Property:

- (1) Cash portion payable by Buyer at closing \$ 125,000.00
- (2) Sum of all financing described in Paragraph 4 \$ _____
- (3) Sales price (sum of 3A(1) and 3A(2)) \$ 125,000.00

(TXR-1802) 07-08-22

Initialed for Identification by Seller

Semso Muskic
and Buyer R

RI VIEW REAL ESTATE, 507 FERRIS AVENUE WAXAHACHIE TX 75165
Oscar Reyes

Produced with Lene Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 972.341.8369

Fax: 972.351.8034

www.lwolf.com

Page 1 of 15

1402 Rodeo Center

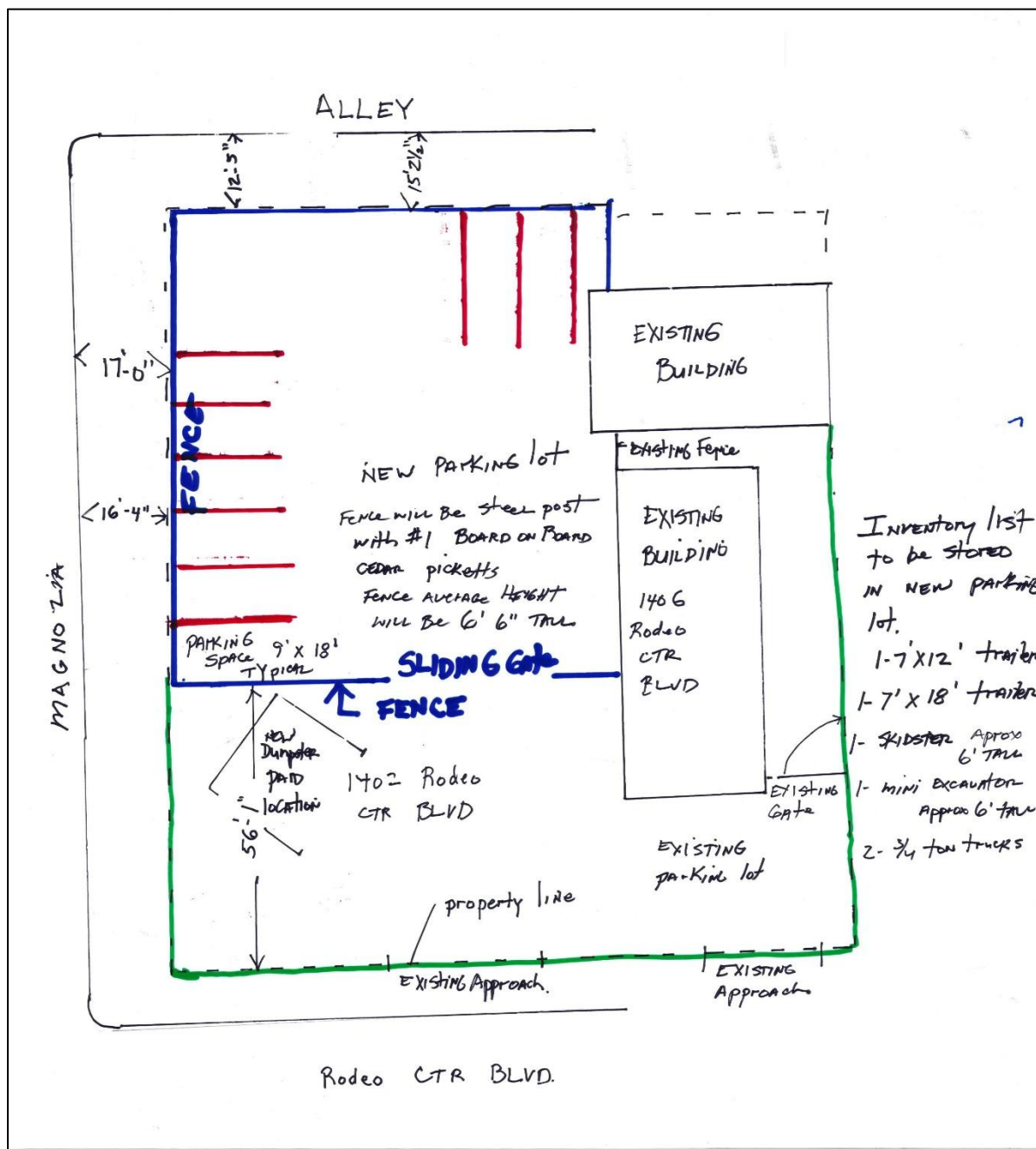
ATTACHMENT 8 – DEVELOPMENT STANDARDS

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-LC 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/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 Attachment 9 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.

Exhibit C – Concept Plan



ATTACHMENT 9 – CONCEPT PLAN



ATTACHMENT 10 – RETURNED PUBLIC NOTICES



RECEIVED

JUN 15 2026

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1402 and 1406 Rodeo Center Blvd
DCAD ID: 38099500020030000 and 38099500020040000
FILE NUMBER: Z0426-0448
APPLICANT: Ricky Ponton
REQUEST: From: General Retail
To: Planned Development (PD) – General Retail with a Conditional Use Permit

The requested zoning change from General Retail to PD – General Retail with a Conditional Use Permit is to allow an Electrical Contractor Office and Warehouse with Accessory Outdoor Storage and to modify development standards located on ~0.43-acres at 1402 and 1406 Rodeo Center Blvd. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the 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) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Hickory Heights, Block B, Lots 3 and 4

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0426-0448

I am in favor of this request

I am opposed to this request ☒

Name: (required)

Address of

Noticed Property:

Owner Signature:

Marcos Rodriguez

1332 Rodeo Center Blvd Mesquite Texas 75149

X MARCOS RODRIGUEZ Date: 6/14/26

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137

ATTACHMENT 10 – RETURNED PUBLIC NOTICES



RECEIVED

JUN 2 2 2026

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 1402 and 1406 Rodeo Center Blvd
DCAD ID: 38099500020030000 and 38099500020040000
FILE NUMBER: Z0426-0448
APPLICANT: Ricky Ponton
REQUEST: From: General Retail
To: Planned Development (PD) – General Retail with a Conditional Use Permit

The requested zoning change from General Retail to PD – General Retail with a Conditional Use Permit is to allow an Electrical Contractor Office and Warehouse with Accessory Outdoor Storage and to modify development standards located on ~0.43-acres at 1402 and 1406 Rodeo Center Blvd. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the 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) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Hickory Heights, Block B, Lots 3 and 4

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0426-0448

I am in favor of this request ☒

I am opposed to this request ☐

Name: (required)

Address of

Noticed Property:

Owner Signature:

Date:

Reasons (optional):

GOOD FOR THE COMMUNITY AND THE CITY

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137