



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
March 23, 2026 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the March 9, 2026, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve modified development standards and/or a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. **ZONING APPLICATION NO. Z1125-0427.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0427 submitted by Mayse Associates on behalf of Chick-fil-A, Inc., for a zoning change from Commercial within the Town East Restaurant Retail Area (TERRA) Overlay District to Planned Development – Commercial within the TERRA Overlay District to allow uses permitted in Commercial zoning and to modify development standards located on a ~1.8-acre portion of 1638 and 1800 N. Town East Blvd.

5. ZONING APPLICATION NO. Z0126-0435.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0435 submitted by Jackson Walker LLP on behalf of BJ’s Wholesale Club for zoning change from Planned Development (PD) – General Retail and Commercial, Ordinance No. 1643, to PD-General Retail to allow uses permitted in General Retail zoning and to modify development standards located at 4355 Childress Ave.

6. ZONING APPLICATION NO. Z0126-0436.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0436 submitted by Jackson Walker LLP on behalf of BJ’s Wholesale Club for zoning change to amend Planned Development (PD) – Commercial, Ordinance No. 5175, to modify development standards for the PD located at 4420 N. Galloway Ave (northeast corner of N. Galloway Ave and Barnes Bridge Rd).

7. ZONING APPLICATION NO. Z0326-0442.

Conduct a public hearing and consider approval of Zoning Application No. Z0326-0442 submitted by Pleasant Grove Community Baptist Church for zoning change from General Retail to General Retail with a Conditional Use Permit to allow a day care located at 3216 Military Parkway (also addressed as 3210 Military Parkway).

DIRECTOR’S REPORT

8. DIRECTOR’S REPORT.

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meeting on March 16, 2026.

9. Discuss training topics and options for the Planning and Zoning Commission.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

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 segun el Sub- capitulo H, Capitulo 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 segun el Sub- capitulo H, Capitulo 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 Government Code any member of the public wishing to address the Planning and Zoning Commission 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.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on **March 23, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **March 17, 2026**, (at least three (3) business days prior to the date of the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for at least three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES

March 9, 2026

**PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR NAME	MEMBER	ATTENDANCE
Position No. 1	Michael Morris		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold, Chairwoman		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker, Vice-Chairman		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE
Alternate No. 1	Vacant		<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws		<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Jennifer Horton	Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Arnold at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the February 23, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Melend motioned to approve the minutes; Commissioner Chenault seconded the motion. The motion passed 5-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z1125-0431.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive. **Postponed from the February 23, 2026, Planning and Zoning Commission meeting.**

Carolyn Horner, Senior Planner, presented to the Commission.

DISCUSSION

There were discussions concerning the North Gus Thomasson Corridor Study and the possible impact on the subject property, pending the consultant's recommendations; the current usage of the property and the Applicant's wish to expand the existing business as well as fencing proposals/requirements. There was a lengthy discussion among the Commissioners, Garrett Langford, Assistant Director of Planning & Development, and Karen Strand, Assistant City Attorney, regarding the possible postponement of the request until after the NGTC study has been completed.

APPLICANT

Tailim Song, 8131 Lyndon B. Johnson Freeway, Suite 770, Dallas, TX, spoke to the Commission on behalf of the Applicant. Mr. Song provided an overview of the plans to remodel and add landscaping to the property. He further advised the Commission that he had prepared a summary of neighboring businesses that are similar to the Applicant's proposed usage.

DISCUSSION

There were several questions and comments from the Commissioners. Commissioner Chenault asked about plans for the existing warehouse at the rear of the property; Commissioner Walker asked if any hazardous materials would be stored, to which the Applicant responded there would not be. Commissioner Arnold asked what would be stored on the property; Mr. Song advised that stored items would include piping for sprinkler systems and related materials.

Commissioner Melend inquired about the current number of staff on location. The owners came forward and advised that there are currently seven employees. Commissioner Melend further inquired if they would increase the number of on-site employees; owner advised that it is possible.

There were further discussions among the Commissioners and the owners regarding the number of sprinkler system installers as well as the current and proposed fencing. Mr. Song advised the Commission that they are still working on fencing and improvement plans. Mr. Langford stated that the Applicant will need to provide a site plan and come into compliance with the requirements.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing. No one came forward; the public hearing was closed.

There was an additional discussion between Mr. Langford and the Commission concerning the three possible actions that can be taken tonight.

ACTION

Commissioner Melend made a motion to approve the application with Staff recommendations; Commissioner Walker seconded. The motion passed 4-1, with Commissioner Chenault opposed.

5. ZONING APPLICATION NO. Z1025-0422.

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0422 submitted by City of Mesquite for a Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial, and for a zoning change from R-3, Single Family Residential to Planned Development – Industrial with modified development standards to allow uses permitted in the Industrial zoning district located at 1396 W Scyene Rd (also addressed as 201 Gross Rd) and 600 Gross Rd (also addressed as 601 Gross Rd).

Mr. Langford presented the item to the Commission.

DISCUSSION

There was a discussion concerning the property, which was mostly comprised of floodplain, and the inability to develop on that portion.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing. No one came forward; the public hearing was closed.

ACTION

Commissioner Chenault made a motion to approve; Commissioner Melend seconded. The motion passed 5-0.

Ms. Strand advised Chairwoman Arnold to enter executive session following the Director's report.

DIRECTOR'S REPORT

6. DIRECTOR'S REPORT.

Mr. Langford provided the Director's report, advising the Commission on recent City Council action taken on zoning-related items and items of interest at their meetings on March 2, 2026:

Mr. Langford advised the Commission that there were no Planning and Zoning cases heard by the Council; however, there was a presentation from the consultants on the North Gus Thomasson Corridor Study.

Mr. Langford introduced the new staff member, Planner Jennifer Horton.

The Commission entered executive session at 8:06 p.m. No actions were taken or official decisions made during the executive session.

The Commission reconvened at 8:14 p.m.

The next meeting will be held on Monday, March 9, 2026.

Vice-Chair Walker adjourned the meeting at 8:15 p.m.

Chairwoman Millie Arnold



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1125-0427
REQUEST FOR: Planned Development – General Retail
CASE MANAGER: Garrett Langford, AICP, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 23, 2026
 City Council: Monday, April 20, 2026

GENERAL INFORMATION

Applicant: Mayse Associates on behalf of Chick-fil-A, Inc.
Requested Action: Rezone to Planned Development – Commercial (PD-C) within Town East Restaurant Retail (TERRA) Overlay District to modify the development standards
Location: 1638 N. Town East Blvd and 1800 N. Town East Blvd (The site of the proposed rezoning is 1638 N. Town East Blvd. 1800 N. Towne East Blvd is included as the Dallas Central Appraisal District shows the subject property covering two separate parcels. However, these two parcels were recently replatted into one lot which is not currently reflected on the DCAD website.)

SITE BACKGROUND

Platting: Portion of Town East Mall Phase 2, Block A, Lot 3R1
Size: 1.82 +/- acres
Zoning: Commercial with TERRA Overlay District
Future Land Use: Commercial
Zoning History: 1954: Annexed and zoned Residential
 1966: Rezoned to C, Commercial
 1996: Rezoned to C within TERRA Overlay District
 2025: Rezoned to PD-C, Commercial

Surrounding Zoning and Land Uses (see attachment 3):

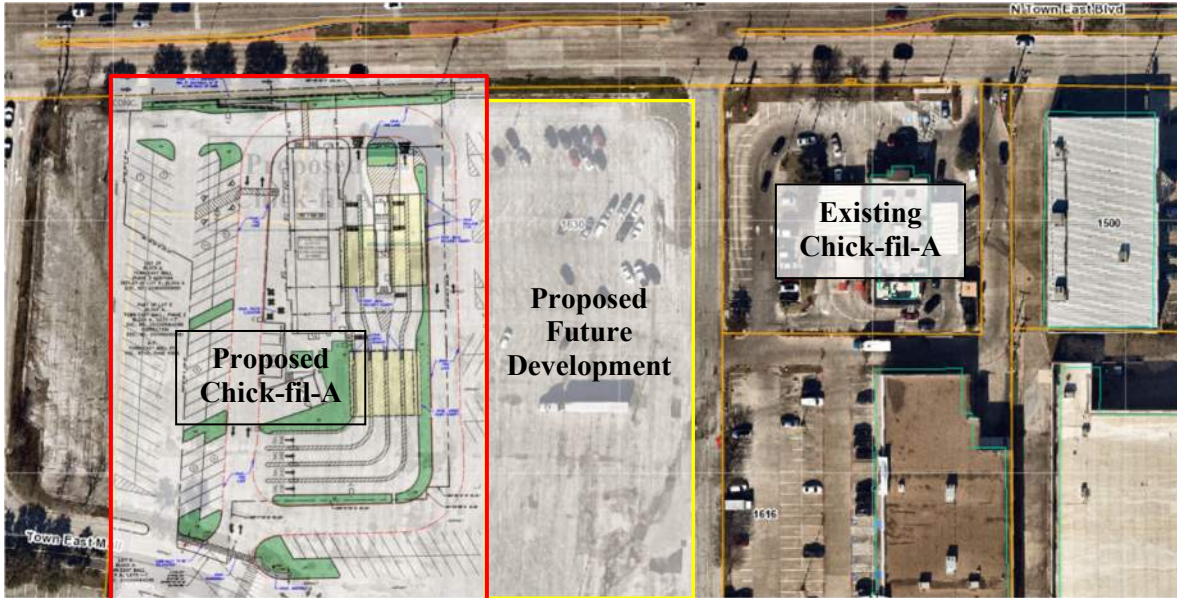
	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C within TERRA Overlay District	Multi-tenant retail development
SOUTH:	C within TERRA Overlay District	Town East Mall and Macy's
EAST:	C within TERRA Overlay District	Chick-fil-A
WEST:	C within TERRA Overlay District	Town East Mall and Dick's Sporting Goods

CASE SUMMARY

The applicant, representing the Chick-fil-A, is requesting to rezone the property to establish a new PD based on Commercial zoning to modify the development standards for their location at 1638 N. Town East Blvd which is the site of the former Payless shoe store. Chick-fil-A has outgrown their current location at 1600 N. Town East Blvd and is looking to redevelop the subject property with a new building that will include four drive-through lanes to better serve their customers. While the proposed restaurant is permitted by right on the subject property, the applicant is requesting a PD to allow some modifications to some of the development standards. The requested modifications are part of Chick-fil-A's national development standards, and are consistent with the requirements in the MZO. The requested modifications include the following:

- Allowance for one menu board and one pre-order board per lane, for a total of up to eight boards across four lanes and wall signs on all sides of the building. Currently the Mesquite Sign Ordinance (MSO) limits menu boards to no more than four per drive-through facility – two menu and two pre-menu boards. The MSO limits wall signs to building sides facing a public street or where there is a customer entrance.
- Allowance for oversized canopies over the drive-through facilities. Currently, the Mesquite Zoning Ordinance (MZO) limits accessory structures to 500 square feet in size; however, the MZO does state that any structures which comply with the requirements for exterior fire-resistant construction may be classified as principal buildings. As the proposed canopy structure is fire-resistant (made of metal), it is not limited to the 500 sq-ft limit. Establishing the proposed oversized canopies within the PD resolves any ambiguity on whether they're permissible.

The image below shows the location of the proposed Chick-fil-A location and their existing location. Chick-fil-A has not disclosed what they plan on doing with their existing location once their new site is in operation. Presumably it will become available on the market.



The Southwest Development Company is the developer working with Macy's (property owner) to prepare the site for the proposed Chick-fil-A and the adjacent pad site shown on the image above as Proposed Future Development. The future Chick-fil-A site is the subject property of the proposed PD and does not include any other portion of the Macy's property or the existing Chick-fil-A property.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the Mesquite Comprehensive Plan designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The Comprehensive Plan describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

The Comprehensive Plan noted that "competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail across the country. Consideration should be made for changes in the market, and plans should be developed for Town East Mall and the surrounding area to evolve."

STAFF COMMENTS: *The PD does not alter the proposed land use and does not conflict with the future land use designation.*

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 requested modifications summarized in the case summary are not expected to negatively impact public health or welfare of the City. The modifications are not expected to have an impact on public safety or interfere with traffic in the nearby intersection. The requested modifications do not conflict with the newly-adopted PD for the nearby Sears property.*

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

Staff Comments: *The Comprehensive Plan acknowledges the shifting retail landscape due to online shopping and changing consumer preferences. Specifically, it calls for strategies to help the mall and surrounding area evolve, adapt to market trends, and maintain economic vitality. Redevelopment of the former Payless property will bring new investment and develop long-underutilized parking areas surrounding the Town East Mall. The recently-adopted Sear Redevelopment PD and this area will follow updated development standards to provide a cohesive sense of place.*

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

Staff Comments: *The proposed development supports the City Council's strategic goal of a Vibrant Economy (Goals 4.1 and 4.3) by promoting private investment, economic growth, and job creation through the development of a property that has long remained underutilized in one of the City's Targeted Areas.*

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

Staff Comments: *The proposed PD will not create any nonconformities.*

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

Staff Comments: *The proposed PD with the proposed modifications will not interfere with how the proposed quick service restaurant is compatible with the similar auto-oriented developments making the proposed use contextually appropriate. The proposed modifications to allow the additional menu boards and larger canopies is to*

accommodate the four-lane drive-through that Chick-fil-A now utilizes at their new stores.

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

Staff Comments: *The N. Town East Blvd corridor has some recent redevelopments with new businesses and the ongoing redevelopment of the former Sears property located to the west of the subject property. The overall goal of the revised development standards of this site and the former Sears property is to provide a cohesive sense of place in an area that has not seen consistent redevelopment.*

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 zoning allows for the proposed development. The PD is being sought to allow for a few modifications related to menu boards, canopies and wall signs.*

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: *The site is adequately served by existing roads, utilities, and public safety infrastructure. As a non-residential use, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will comply with City access standards. The developer has previously provided a Traffic Impact Analysis for the proposed Chick-fil-A and the adjacent pad site to the Traffic Engineering Division. Along with the developer extending water and sewer mains to the property to serve both developments, they will also expand the width of the main access drive that is just west of the current Chick-fil-A. This expanded access drive will serve as the primary entrance point for the new Chick-fil-A.*

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 PD to allow modifications to support a development that will represent a significant re-investment along N. Town East Blvd corridor thus providing a greater public benefit that supports private investment, efficient site use, and economic activity.*

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: *As mentioned previously, the PD request includes modifications to allow additional menu boards, wall signs on all four sides of the building and to allow the larger canopies. However, the applicant and the developer have worked with City staff to ensure adequate traffic movements into and out of the site. Additionally, the applicant is adding additional landscaping as shown on the concept plan and will be making sidewalk improvements along N. Town East Blvd and the Town East Mall ring road on the south end of the site. The landscaping, parking, screening, and cross access requirements in the proposed PD are similar to the standards that were incorporated in the PD for the redevelopment of the Sears property.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

While the proposed use of a quick service restaurant with multiple drive-through lanes is permitted by right under the current zoning, the proposed PD does allow for some modifications to a few of City's development standards to accommodate the larger drive-through facility by allowing additional menu boards, larger canopies over the drive-through lanes, and additional wall signs to be on all sides of the building. The proposed development represents a significant re-investment in a portion of the underutilized parking area surrounding Town East Mall and continues the trend of redevelopment in the area such as what is currently taking place in the nearby former Sears property to the west. The landscaping, parking, screening, and cross access requirements in the proposed PD shall meet or exceed the standards that were incorporated in the PD for the redevelopment of the Sears property.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the request is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance and is consistent with Mesquite Comprehensive Plan. Staff suggests that the proposed ordinance include the following exhibits:

- Exhibit A – Legal Description
- Exhibit B – Development Standards
- Exhibit C – Concept Plan

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to all property owners within 400 feet of the subject property. As of March 17, 2026, Staff has not received any responses.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description (Exhibit A)
8. Development Standards (Exhibit B)
9. Concept Plan (Exhibit C)
10. Signage Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Rezoning to PD-C to modify the development standards.
Applicant: Mayse Associates
Location: 1638 N. Town East Blvd

Legend
[Yellow Box] Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



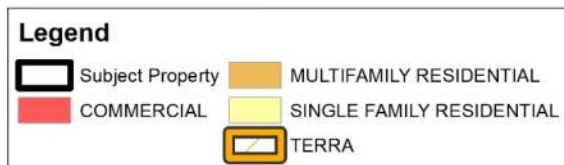
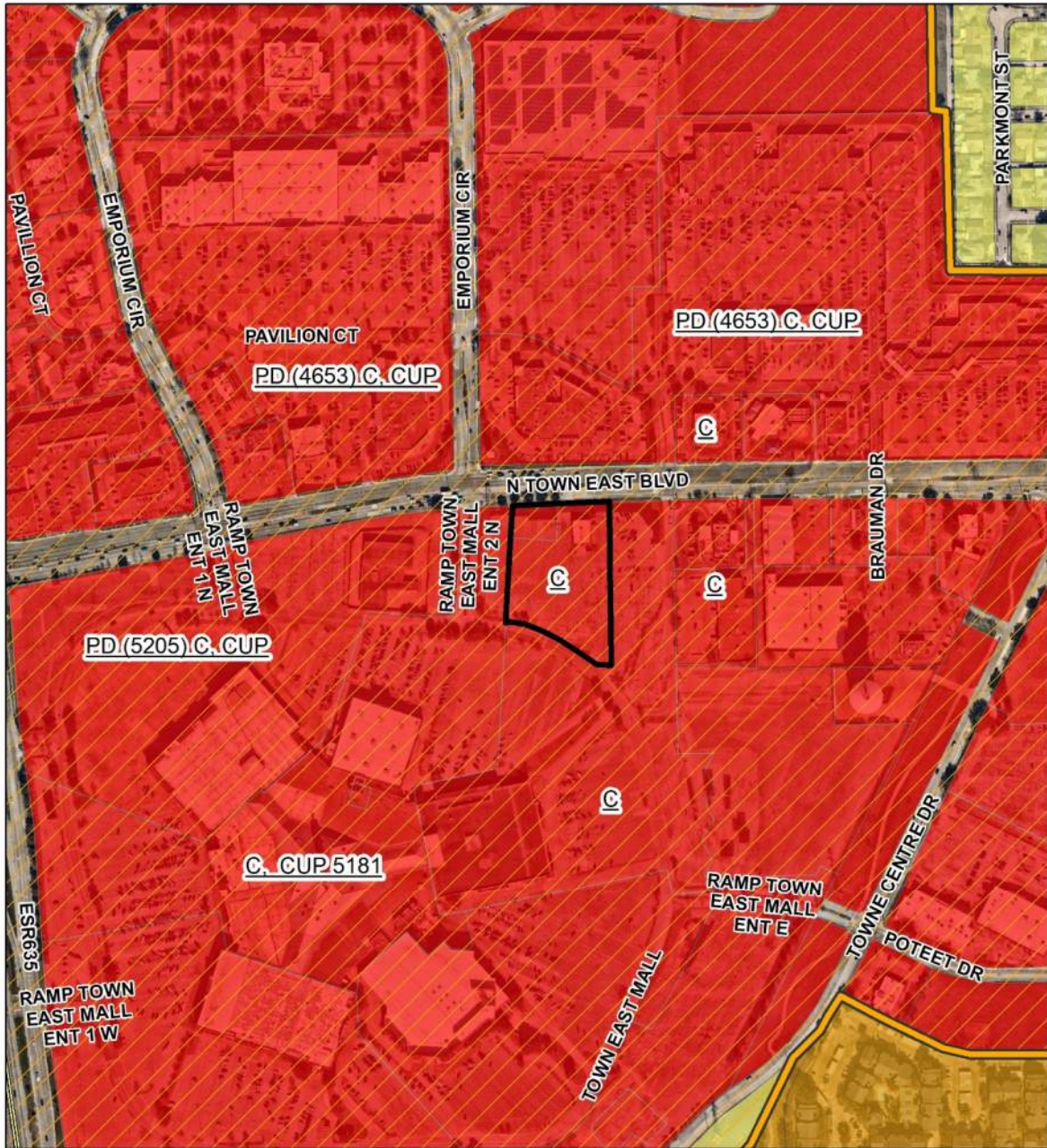
Request: Rezoning to PD-C to modify the development standards.
Applicant: Mayse Associates
Location: 1638 N. Town East Blvd

Legend

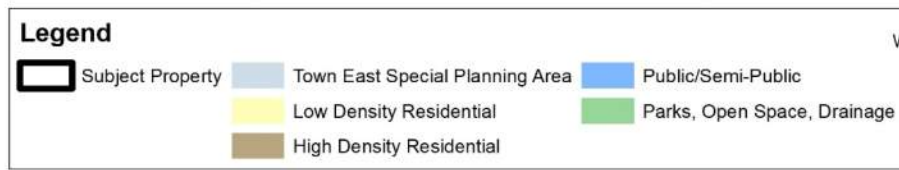
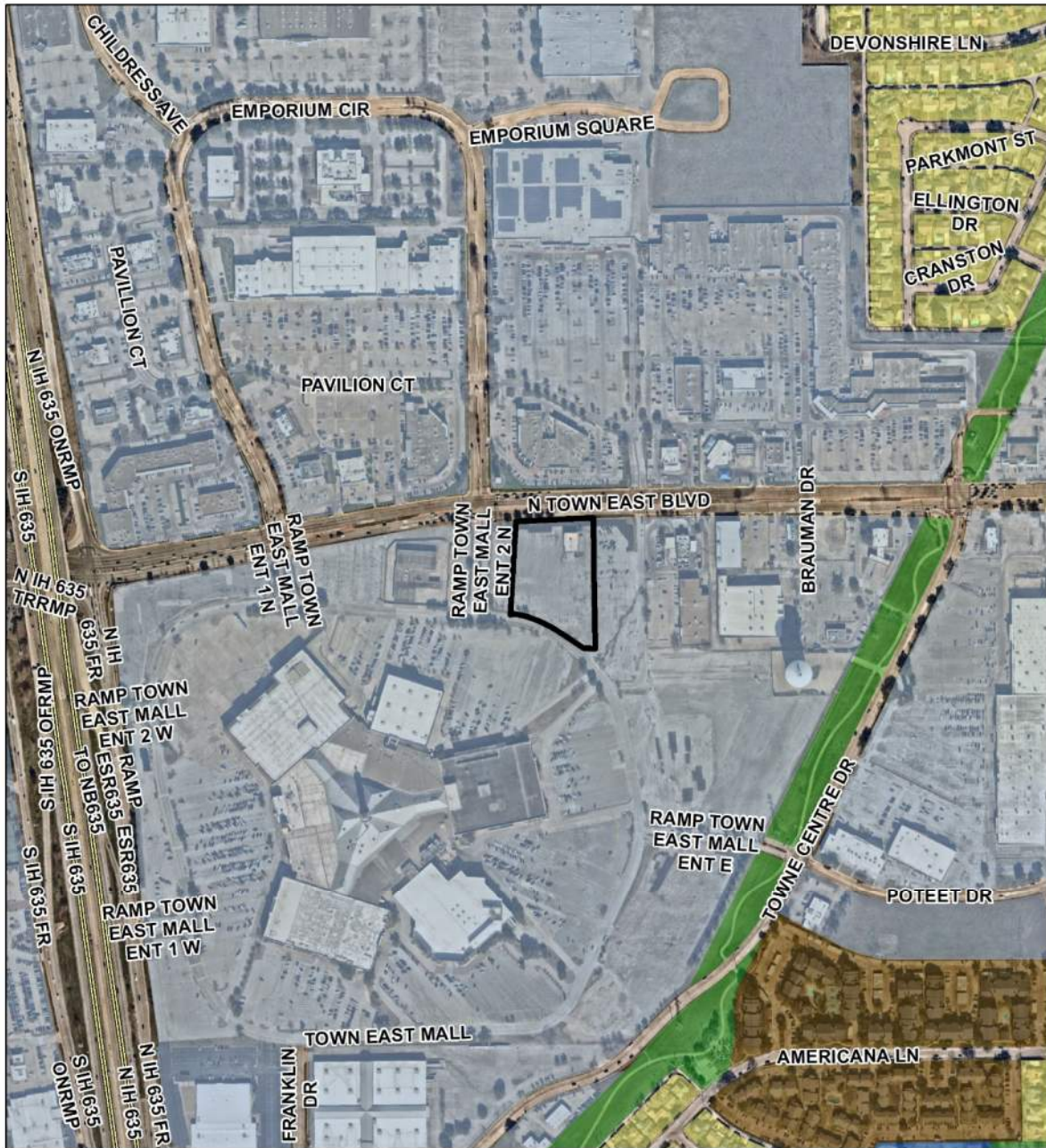
- Subject Property
- Statutory Notice
- Courtesy Notice



Zoning Map



Future Land Use Map





Rezoning sign facing east



Rezoning sign facing west.

MAYSE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN

T 972.386.0338
F 972.386.0578



February 5, 2026

Chick-fil-A #5179 Mesquite
1638 N Town East Blvd
Mesquite, TX 75150

To whom it May Concern,

Please find below our letter of intent to the Planned Development Committee.

The proposed development is intended to be a quick-service restaurant with drive-through service, a surface parking lot, and on-site fire lane. This property is currently zoned Commercial with a TERRA overlay. The intent is to maintain the Commercial base zoning with the TERRA overlay and amend the Zoning restrictions with a PD to allow for the intended use to propose adequate menu boards and canopies to meet the needs of the development. The site is currently a parking lot with a vacant building that is intended to be demolished, and no active businesses are operating within the limits of this PD request. We are requesting to be allowed to provide three stand-alone canopies with respective square footages of 2,924sqft, 1,564sqft, and 2,310sqft. The restaurant development intends to provide canopy coverage of this size that extends over all ordering lanes to ensure the safety and comfort of employees and customers. We also request to have 4 menu boards rather than the allowed 2. The requested changes comply with the Mesquite Comprehensive Plan by "creating a unique experience that draws visitors to utilize the area for more than just shopping." With the market and demand being ever-changing, the re-development of the existing parking areas can be utilized for new retail. With adding in the four lanes for drive-thru orders, in which would need to have a menu board for each lane, would create an efficient vehicular circulation with the location being one of the highest demanding locations for Chick-fil-A. The location of the new Chick-fil-A would be a benefit to the city, as right now the lot is a vacant property. Having this scale of a restaurant being on this land would benefit the city, not only economically, but also socially.

Regards,

Bryce Nichols
bnichols@mayseassociates.com
972.386.0338 ext. 226

Charles DiGiovanni
Vice President
Macy's Retail Holdings, LLC
513-782-1200

2/5/2026

Page 1 of 1

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BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

FIELD NOTES – DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. T. NELMS SURVEY, ABSTRACT NO. 1095, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3R-1, BLOCK A, TOWN EAST MALL, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202500134107, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH LINE OF TOWN EAST BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3R-1 AND THE NORTHWEST CORNER OF LOT 6, BLOCK D, TOWN EAST MALL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 93152, PAGE 4179, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEARS N 88°31'29" E, A DISTANCE OF 215.50 FEET;

THENCE S 01°09'08" E, DEPARTING A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, A DISTANCE OF 326.98 FEET TO A POINT, FROM WHICH AN "X" CUT FOUND BEARS N 59°15'41" E, A DISTANCE OF 247.81 FEET, SAID "X" CUT BEING THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE S 88°38'01" W, A DISTANCE OF 19.00 FEET TO A POINT;

THENCE S 01°09'08" E, A DISTANCE OF 10.02 FEET TO A POINT;

THENCE S 89°19'38" W, A DISTANCE OF 161.94 FEET TO A POINT;

THENCE S 05°17'35" W, A DISTANCE OF 52.28 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 43.87 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 546.00 FEET, A DELTA ANGLE OF 04°36'14", AND A CHORD BEARING OF N 71°31'14" W, 43.86 FEET TO A POINT;

THENCE N 03°06'56" E, A DISTANCE OF 238.52 FEET TO A POINT;

THENCE N 61°06'53" W, A DISTANCE OF 64.97 FEET TO A POINT;

THENCE N 03°06'56", A DISTANCE OF 97.15 FEET TO A POINT IN A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, FROM WHICH A MAG NAIL FOUND WITH A WASHER STAMPED "1519 SURVEYING" BEARS S 28°01'29" W, A DISTANCE OF 377.80 FEET, SAID MAG NAIL BEING AN ELL CORNER OF LOT 2R-1, BLOCK A OF SAID TOWN EAST MALL AND THE MOST EASTERLY SOUTHEAST CORNER OF LOT 1, BLOCK A, TOWN EAST MALL, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NOS. 201200064295 AND 201400082891, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE N 87°28'27" E, ALONG A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, A DISTANCE OF 130.27 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 87°29'13" E, A DISTANCE OF 100.45 FEET TO A POINT;

THENCE N 88°31'27" E, A DISTANCE OF 28.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.828 ACRES (79,614 SQUARE FEET) OF LAND, MORE OR LESS.


 SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
 5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
 Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
 Texas Board of Professional Land Surveying Registration No. 10033900

A PORTION OF LOT 3R-1, BLOCK A,
 TOWN EAST MALL, PHASE 2
 MESQUITE, DALLAS COUNTY, TEXAS

DRAWN BY: RTA
 APPROVED: ALS

SHEET NO. 1 OF 1

REV.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Commercial (“**PD-C**”) within the Town East Restaurant Retail (“**TERRA**”) Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts Commercial (“**C**”) District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT “C” (“Concept Plan”)**, and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. **Permitted Land Uses.** The permitted uses on the PD-C district property include the permitted uses in the C District classification and TERRA Overlay District, as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.b. below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the C Zoning District or TERRA Overlay District, as amended, is only allowed if a CUP is issued for the use.
 - b. Any land use prohibited in the C Zoning District and TERRA Overlay District, as amended, is also prohibited. The following uses are also prohibited:
 - i. SIC Code 40: Railroad Passenger Terminal
 - ii. SIC Code 61: Alternative Financial Institutions
 - iii. SIC Code 593: Used Merchandise
 - iv. SIC Code 593a: Pawnshops
 - v. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - vi. SIC Code 5993: Tobacco Stores
 - vii. SIC Code 5999g: Paraphernalia Shops
 - viii. SIC Code 753 Auto Repair Shops
 - ix. SIC Code 754 Auto Services
2. **Development Standards.** In addition to the requirements of the MZO, the planned development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, the Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Canopies.** Canopies over the drive-through lanes are not subject to the size limitations applicable to accessory structures, provided they are constructed in accordance with the approved Concept Plan.

- c. **Cross Access.** A cross-access easement shall be provided between abutting lots, which matches the standards that were incorporated in the PD for the redevelopment of the Sears property.
- d. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO, with the following modifications:
 - i. One (1) parking space for every 250 square feet of gross floor area shall be provided for retail, restaurant, and personal service uses.
 - ii. Off-site parking. Required parking for a use may be provided on a separate lot not within the PD-C district property; provided, an easement over the off-site parking facilities in favor of the premises to be benefited thereby shall be granted and recorded in Dallas County records as a condition of such use.
 - iii. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
- e. **Landscaping.** The landscaping shall comply with Section 1A of the MZO and the following stipulations:
 - i. The amount of landscaping provided shall be consistent with the amount of landscaping shown on the Concept Plan, and shall meet or exceed the standards as incorporated in the PD for the nearby redevelopment of the Sears property.
 - ii. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees. Trees shall be selected from the following:

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

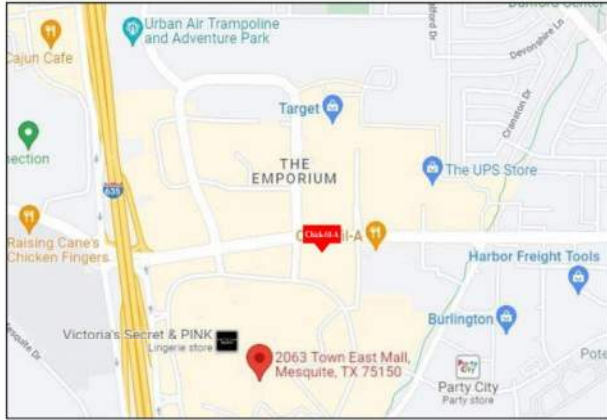
- f. **Screening.**
 - i. Screening for roof-mounted units shall be incorporated with the building facade.

- ii. Drive-through lanes located between the building and the right-of-way will need to be screened from the right-of-way by a 4-foot evergreen hedge row.

- g. **Sidewalks.** Sidewalks shall be provided along or within the right-of-way of N. Town East Boulevard and along the Town East Mall ring road, as depicted on the approved Concept Plan.

- h. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:
 - i. **Menu Boards.** One menu board and one pre-order board are permitted for each drive-through lane.

 - ii. **Wall Signs.** Wall signs may be permitted on all building facades.



VICINITY MAP

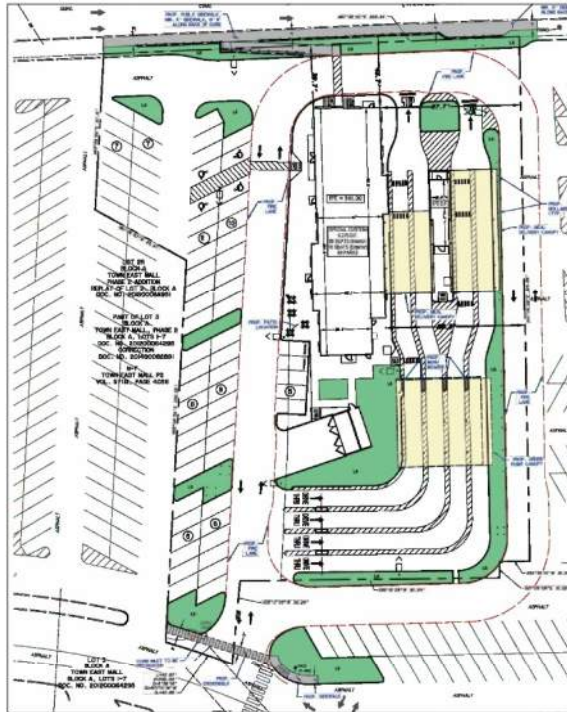
N.T.S.

NORTH



AERIAL VIEW

N.T.S.



SITE PLAN

SCALE: 1/64" = 1'-0"

ROGER GHANTOUS - 613-889-8135

RGhantous@pattisonid.com

EMILY MCDONOUGH - 317-752-8549

EMcdonough@pattisonid.com

Project ID	0633976AR8
CFA #	5179
1638 N Town East Blvd, Mesquite, TX 75150	
Date:	11-4-2025
SALES:	ROGER GHANTOUS
PM:	EMILY MCDONOUGH
Designer:	LEAH LANSFORD
Revision Note	
<p>1. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>2. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE.</p> <p>3. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>4. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>5. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>6. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>7. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>8. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>9. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p> <p>10. ALL SIGNAGE ADDED ABOVE SHALL BE 30" HIGH AND 120" WIDE. ALL SIGNAGE ADDED BELOW SHALL BE 30" HIGH AND 120" WIDE.</p>	
Information Required for Production	
Customer Approval	
Signature _____	
MM/DD/YYYY _____	
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Page 1 of 44





D/F MAIN ID CABINET
FABRICATED D/F ALUM. CABINET WITH SIGNCOMP RETRO FLAT BLEED FRAME AND COVER, WITH .063" ALUM. FILLER, PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN

WHITE BLEED 3M PANOGRAPHIC III FLEX FACES DECORATED WITH 3M #3630-53 TRANSLUCENT CARDINAL RED VINYL APPLIED FIRST SURFACE. WHITE SHOW THRU GRAPHICS.

PAINT INTERIOR OF CABINETS MATTE WHITE, SEMI-GLOSS FINISH.

INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS.

READER BOARD CABINET
TWO (2) 5/F .125" ROUTED ALUM. FACES AND COMMON FILLER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. FACE ROUTED FOR READER BOARD AND COPY READING "CLOSED SUNDAY", FACES BACKED WITH WHITE POLYCARBONATE WITH CLEAR TRACK TO ACCOMMODATE THREE (3) LINES OF CHANGEABLE 6" COPY, BLACK CFA COMMERCIAL SET OF 334 LETTERS. INCLUDE CHANGER ARM. FRANKLIN GOTHIC EXTRA COND. STORAGE BOX FOR CHANGEABLE LETTERS INCLUDED WITH LETTERSET.

INTERNALLY ILLUMINATED SAME AS ABOVE.

POLE SUPPORT
FOUNDATION AND SUPPORT STEEL PER STATE STAMPED ENGINEERING BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND-LOAD REQUIREMENTS.

STEEL SUPPORT SHIPPED PRIMED, FINISH PAINTED IN FIELD BY INSTALLER, PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. PAINT PROVIDED BY PATTISON ID DFW.

POLE COVER
ALUMINUM COVER TO BE PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.

WEATHERPROOF POWER BOX PROVIDED and INSTALLED by CUSTOMER. PRIMARY ELECTRICAL by G.C.

OPTION 1 **A** D/F PYLON WITH READERBOARD SIGN SCALE: 3/8" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE AND INSTALL 62 SF

Project ID
0633976A8
CFA # - 5179
1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUS
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY _____

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Pattison ID
1.866.635.1110
pattisonid.com

Page 6 of 44

Chick-fil-A
Sign Item
A OPTION 1



D/F MAIN ID CABINET
FABRICATED D/F ALLUM. CABINET WITH SIGNCOMP RETRO FLAT BLEED FRAME AND COVER, WITH .063\"/>

WHITE BLEED 3M PANOGRAPHIC III FLEX FACES DECORATED WITH 3M #3630-53 TRANSLUCENT CARDINAL RED VINYL APPLIED FIRST SURFACE. WHITE SHOW THRU GRAPHICS.

PAINT INTERIOR OF CABINETS MATTE WHITE, SEMI-GLOSS FINISH.

INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS.

READER BOARD CABINET
TWO (2) 5/F .125\"/>

THREE (3) LINES OF CHANGEABLE 6\"/>

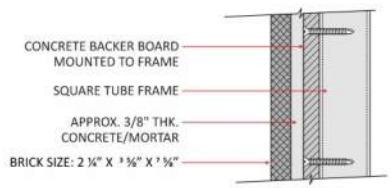
INTERNALLY ILLUMINATED SAME AS ABOVE.

POLE SUPPORT
FOUNDATION AND SUPPORT STEEL PER STATE STAMPED ENGINEERING BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND-LOAD REQUIREMENTS.

STEEL SUPPORT SHIPPED PRIMED, FINISH PAINTED IN FIELD BY INSTALLER, PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. PAINT PROVIDED BY PATTISON ID DFW.

MASONRY / BRICK: BY G.C.
BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

WEATHERPROOF POWER BOX PROVIDED and INSTALLED by CUSTOMER. PRIMARY ELECTRICAL by G.C.



MASONRY DETAIL N.T.S.

OPTION 2
A D/F PYLON WITH READERBOARD SIGN SCALE: 3/8\"/>

ONE (1) REQUIRED - MANUFACTURE AND INSTALL 62 SF

Project ID
0633976AR8

CFA # - 5179

1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUG
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

NO REVISIONS ADDED. APPROVED FOR PERMIT. ALL CHANGES TO BE MADE BY THE CLIENT. ALL CHANGES TO BE MADE BY THE CLIENT. ALL CHANGES TO BE MADE BY THE CLIENT.

Information Required for Production

Customer Approval

Signature _____

MM/DD/YYYY _____

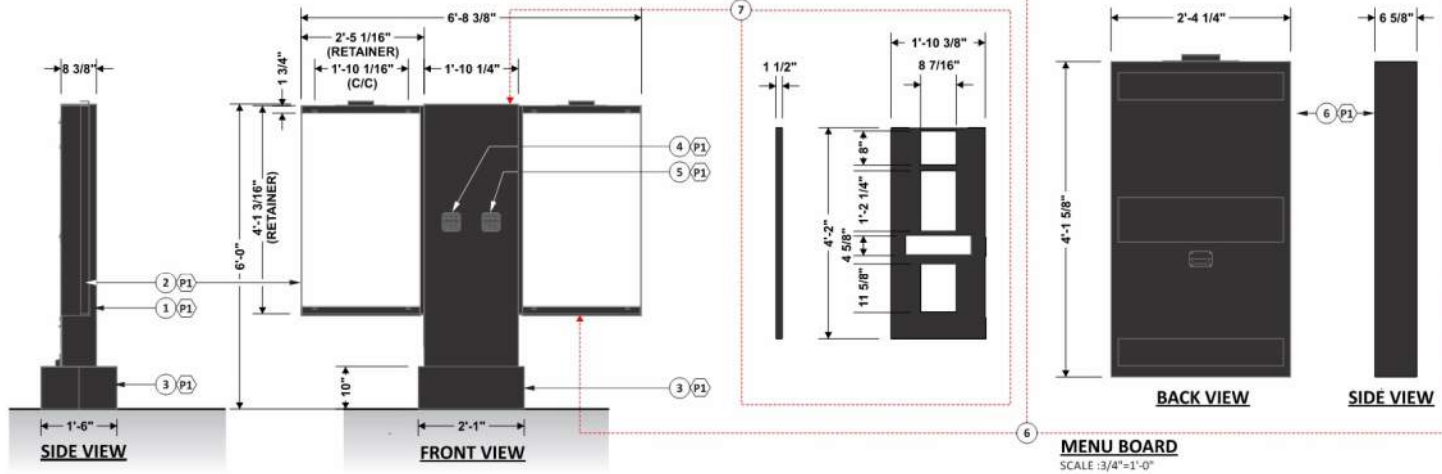
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Chick-fil-A
Sign Item
A OPTION 2



NONSTANDARD 6FT OVERALL HEIGHT

Project ID
0633976AR8
CFA # - 5179

1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUS
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY _____

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

D1-4 CFA - (6FT) C7 WIFI DIGITAL ORDERING STATION SCALE: 1/2" = 1'-0"
FOUR (4) REQUIRED - MANUFACTURE & INSTALL

CHFI0ME3AX0022		
DRIVE-THRU MENU BOARD		
INSTALLATION: EXTERIOR WEIGHT (lbs): ----		
VOLTS: 120 AMPS: 12 # of CIRCUITS: ----		
ITEM DESCRIPTION: ----	QTY	
1 FABRICATED C-CHANNEL STRUCTURE COVERED WITH ALUMINUM	-	
2 2"X 2" STEEL ANGLES FRAME BOLTED TO STRUCTURE (TO HOLD DISPLAYS)	-	
3 ALUMINUM BASE COVER	-	
4 SPEAKER	-	
5 MICROPHONE	-	
6 ALUMINUM ENCLOSURE FOR DISPLAY (2X)	-	
7 FABRICATED 1/8"TK. ALUMINUM POP HOLDER ADD-ON WITH ALUMINUM SLOTS AT BACK	-	
# Colors:		
P1 PAINT: MP 20181 EQUUS BRONZE, SATIN		

- ORDERING STATIONS SUPPLIED BY PATTISON ID.
- PATTISON ID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.
- GEN. CONTRACTOR TO SET ANCHOR BOLTS AND POUR CONCRETE.
- PATTISON ID TO INSTALL ORDERING STATION STRUCTURE.
- INTERNAL ELECTRONICS TO BE INSTALLED BY CUSTOMER.



Page 13 of 44

Chick-fil-A
Sign Item
D1-4



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0126-0435
REQUEST FOR: Planned Development – General Retail
CASE MANAGER: Garrett Langford, AICP, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 23, 2026
 City Council: Monday, May 4, 2026

GENERAL INFORMATION

Applicant: Jackson Walker, LLC on behalf of BJ’s Wholesale Club
 Requested Action: Rezone to Planned Development – General Retail to modify the development standards
 Location: 4355 Childress Avenue

SITE BACKGROUND

Platting: Portion of Lot 2, Block A of Country Meadows 3
 Size: 13.822 +/- acres
 Zoning: PD – General Retail and Commercial Ordinance No. 1643
 Future Land Use: Commercial
 Zoning History: 1954: Annexed
 1980: Zoned PD – General Retail and Commercial Ordinance No. 1643

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	N/A	IH-30
SOUTH:	PD – Single Family	Single Family Residential
EAST:	PD – Commercial	QuikTrip and Tunnel Carwash
WEST:	PD – Multifamily	Multifamily

CASE SUMMARY

The applicant, representing the [BJ's Wholesale Club](#), is requesting to rezone the property to establish a new PD based on General Retail zoning to modify the development standards for their grocery store that is currently under construction at 4355 Childress Ave. Under the current zoning, the grocery store is allowed for use and has received the necessary permits to proceed with construction. BJ's is requesting a PD to allow larger signs. The following table shows proposed sizes vs what is allowed by the Mesquite Sign Ordinance.

Proposed Sign	Maximum Allowed Height	Proposed Height	Maximum Allowed Size	Proposed Allowed Size
Wall Sign – Main Entrance facing IH-30	10 Feet	17.5 Feet	940 square feet	377 square feet
Pole Sign – Along IH-30 Service Road	35 Feet	50 feet	200 square feet	200 square feet

In addition to the above, the applicant is requesting that the prices for the BJ's fueling center located at 4420 N. Galloway Ave may be displayed on the pole sign at 4355 Childress Ave without it being considered an off-premise sign for the proposed PD. Mesquite Sign Ordinance does not allow for off-premise signage. The image below is the proposed wall signs that comply with the ordinance followed by another image showing the proposed wall signs that exceed the Mesquite Sign Ordinance. The two images show the differences in sizes.

Complies with the sign ordinance.



Exceeds the sign ordinance.



MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Commercial. Commercial land uses generally include retail, hotels, restaurants, big box retailers, and personal services. This category supports office uses, with developments in this category being larger and more intense than those in the Neighborhood Retail category. Land use types may include retail, hotels, restaurants, big box retailers, and personal services.

STAFF COMMENTS: *The PD does not alter the proposed land use and does not conflict with the future land use designation.*

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 to allow larger signs is not expected to negatively impact public health or welfare. The larger signs are not expected to have an impact on public safety or interfere with traffic in the nearby intersection.*

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

Staff Comments: *The proposed PD does not alter the proposed use on the property that is already permitted under the current zoning. The grocery store use is consistent with the Commercial future land use designation.*

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

Staff Comments: *The proposed development supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by promoting private investment, economic growth, and job creation through the development of a property that has long remained undeveloped.*

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

Staff Comments: *The proposed PD will not create any nonconformities.*

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

Staff Comments: *The proposed PD to allow larger signs does not interfere with how the proposed grocery store is compatible with the similar auto-oriented developments making the proposed use contextually appropriate. While the signs are larger, they appear to be in proportion to the size of the building. The proposed wall sign height of 17.5 feet is 45% of the building height of 39 feet while the current sign ordinance limits*

it to 33% of the building height. The proposed 50-foot height is 15 feet above the height limit requirement for pole signs adjacent to the IH-30. The applicant stated the need for additional visibility along IH-30 as reason for their request. The pole sign includes fuel price that will be provided at their fueling station which is not on the same premise as the pole sign making it an off-premise sign.

There have been other PD that have been approved to allow taller pole signs and off-premise signs within a boundary of a PD district. However, this situation is unique as the off-premise advertisement is for a business that is located outside of the PD boundary albeit the business will be owned by the same owner. The proposed PD ordinance will stipulate that advertisement for the off-premise and the subject property must be the same property owner and that it is within 500 feet of the subject property. The proposed BJ's fueling station at 4420 N. Galloway Ave is ~375 feet measured from the closest point from property line to property line.

Should City Council approve the request to allow the larger signs in this situation, then it would be advisable that the Mesquite Sign Ordinance be evaluated for possible amendments to allow different signs size restrictions as it relates to the height and size of the buildings.

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

Staff Comments: *The area along IH 30 and N. Galloway Avenue has experienced ongoing commercial development, including the QuikTrip fuel station (2012) and a tunnel carwash (2023), demonstrating a continued trend toward service-oriented commercial uses compatible with the proposed development.*

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 zoning allows for the proposed development. The PD is being sought to allow for larger signs.*

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: *The site is adequately served by existing roads, utilities, and public safety infrastructure. As a non-residential use, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will comply with City access standards.*

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 PD to allow larger signs does not provide a greater level of public benefit. However, the development does provide greater public benefit that supports private investment, efficient site use, and economic activity.*

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 request is to allow taller wall and pole signs along with off-premise fuel price signage. However, the applicant has worked with City staff to ensure adequate traffic movements into and out from the site, and to ensure adequate screening of the development from the residential development. This included adding a landscape buffer with evergreen trees along Childress Ave and coordinating improvements to the shared access between the existing tunnel carwash and QuikTrip on the adjacent properties.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The request is to allow a 17.5' tall wall sign and a 50' tall pole sign along with off-premise fuel price signage. The PD will also include a list of prohibited uses that are usually included with the PD ordinances. In staff's opinion, the proposed signs appear to be in proportion to the proposed size of the building. For context, the pole sign located on the adjacent QuikTrip property is 35 feet while the pole sign at Lowe's is 50 feet. As noted previously in the report, should City Council approve the request to allow larger signs in this situation, then it may be advisable that the Mesquite Sign Ordinance be reviewed and updated to ensure it is responsive to market demands and community's desires.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that the proposed PD meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Should the City Council find the proposed sign modifications acceptable, then reviewing and amending the sign ordinance may be warranted. City Council may want to direct staff to initiate a review of the Mesquite Sign Ordinance to establish update

File No.: Z0126-0435
Zoning Change

standards citywide. Staff suggests that the proposed ordinance include the following exhibits – Exhibit A – Legal Description and Exhibit B – Development Standards.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to all property owners within 400 feet of the subject property. As of March 17, 2026, Staff has not received any responses.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description (Exhibit A)
8. Development Standards (Exhibit B)
9. Concept Plan (Exhibit C)
10. Returned Notices

Aerial Map



Request: Rezoning to PD-GR to modify sign regulations
Applicant: Jackson Walker on behalf of BJ's Wholesale Club
Location: 4355 Childress Ave

Legend
[Yellow rectangle] Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Request: Rezoning to PD-GR to modify sign regulations
Applicant: Jackson Walker on behalf of BJ's Wholesale Club
Location: 4355 Childress Ave

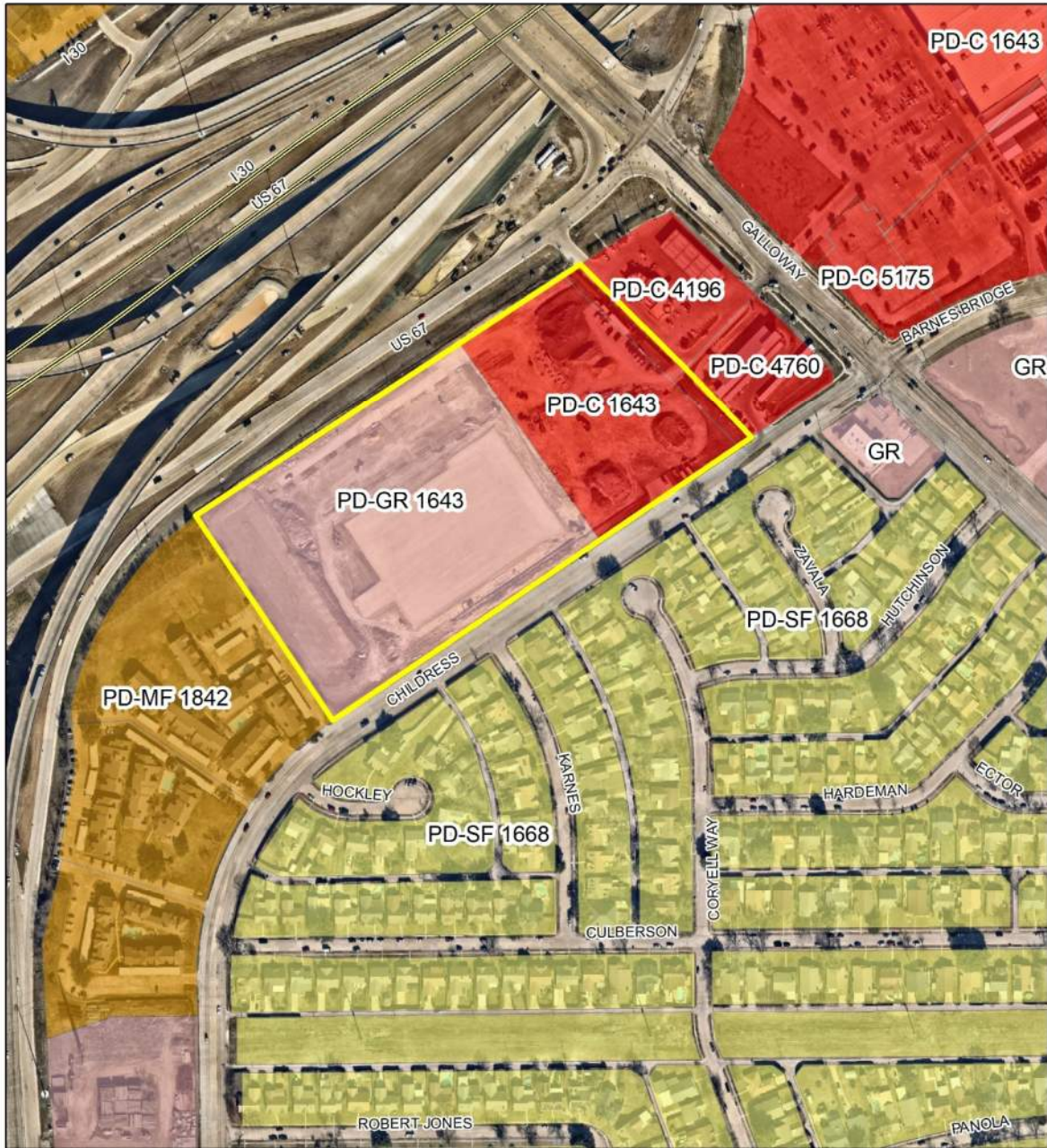
Legend




- Subject Property
- Statutory Notices
- Courtesy Notices



ATTACHMENT 3 – ZONING MAP

Zoning Map

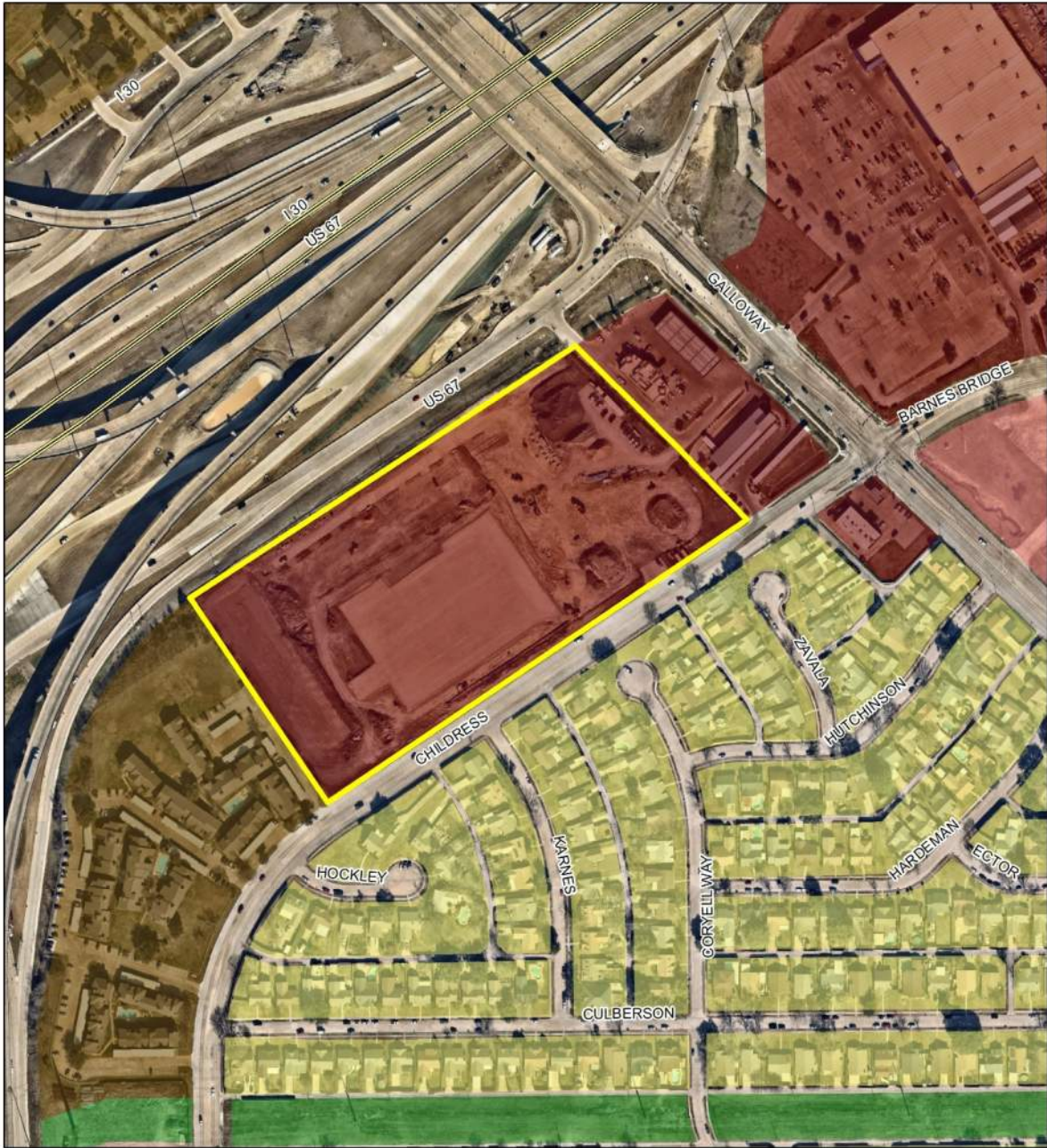


Legend		
	Subject Property	 GENERAL RETAIL
	COMMERCIAL	 OFFICE
	MULTIFAMILY RESIDENTIAL	 SINGLE FAMILY RESIDENTIAL



ATTACHMENT 4 – LAND USE MAP

Future Land Use Map



Legend

Subject Property	High Density Residential	Neighborhood Retail
Low Density Residential	Office	Commercial
		Parks, Open Space, Drainage





Subject property facing west



Facing north from Childress Ave.

Application for PD Amendment – Wholesale Club

Statement of Intent and Purpose – New PD

This is a new Planned Development (“PD”) that is primarily intended to add site-specific provisions for signage at this location. The location is currently zoned PD with a General Retail base under Ordinance No. 1643; no changes to the General Retail base are proposed. Because the existing PD is from 1980, a new PD is proposed to update the formatting of the ordinance to reflect to modern City PD ordinances. The purpose of the signage updates is to allow BJ’s to maintain its brand identity and match other proposed BJ’s Wholesale Club locations in the area. The signage updates will also promote visibility and safety of motorists traveling on I-30 adjacent to the site by allowing earlier identification of the Wholesale Club.

We respectfully request modifications for BJ’s Wholesale Club signage through a Planned Development Amendment. The wholesale club is a permitted use and currently under construction. This request is strictly regarding signage.

We request a pylon sign at a height of 50’ that includes an electronic message center to display the prices at the fuel center. The property is uniquely positioned adjacent to IH-30, a major highway corridor. The visibility requirements for BJ’s signage are significantly impacted by the high-speed traffic and elevated roadway, which limits the effectiveness of standard sign dimensions. Enforcing the ordinance as written would prevent BJ’s from installing signage that is appropriately scaled for highway visibility, resulting in reduced exposure and potential loss of business.

We request attached wall signs in accordance with our attached signage package; the proposed wall signs for this district would allow a maximum height of 17’, rather than the 10’ that is in the code. Additionally, we request no reduction in wall sign height or width due to the presence of the electronic message sign on the pylon. The architectural design and scale of the BJ’s Wholesale Club building necessitate larger wall signage to maintain proportionality and brand identity. Limiting wall sign height to 10 feet would compromise the visual balance and diminish the impact of the storefront.

We also request that wall signs be permitted on building façades that face an access easement; due to the unique site characteristics, ingress and egress from the east property line is through an access easement, rather than a traditional street. Additionally, the “front” of the store will face I-30, rather than Childress Avenue. As a result, the prohibition of wall signs along the east face of the store would unreasonably limit visibility and wayfinding.

Additionally, we request to allow illuminated monument signage within 150’ of a residential district, which is located to the south across Childress Avenue. Lastly, the monument sign’s proximity to a residential district across Childress Avenue presents a challenge. While the ordinance restricts illuminated signage within 150 feet of residential zones, the proposed lighting design incorporates internal fixtures with no external illumination to mitigate any adverse effects. This is in line with the ordinance’s intent of protecting neighborhoods from excessive illumination. The proposed signage maintains visibility while respecting the neighborhood character.

Application for PD Amendment – Wholesale Club

We propose keeping the General Retail (GR) base zoning in place. Again, the request is strictly to allow the proposed signage as described and submitted.

We believe the proposal aligns with the Comprehensive Plan's "Commercial" designation of the property. As stated above, we propose maintaining the existing General Retail base zoning, and the wholesale club use under construction is allowed by right. The proposed sign package will simply allow the Club more effective visibility, thus promoting a successful commercial business for Mesquite.

1. Project use is consistent with the zoning of the existing PD. This amendment is just for signage provisions that fit the unique character of this proposed site.
2. Existing zoning and proposed zoning are both for a Planned Development District for commercial uses. Existing land use is undeveloped land; proposed land use is a warehouse club.
3. The property is currently under development as a warehouse club and was previously undeveloped.
4. No residential uses are proposed.
5. Compliance with Mesquite Comprehensive Plan:
 - a. Mesquite Comprehensive Plan:
 - i. Overall Appearance of Mesquite – 56.9% who took online survey rated as “fair.”
 - ii. 47.5% want to improve the aesthetics of the City.
 - iii. Guiding Principle: to attract and support existing and new development.
 - b. The proposed Wholesale Club signage is modern and appropriately sized for the scale of the development, thereby improving the aesthetics of the City. The proposed changes will support the proposed new development by matching the other proposed BJ’s Wholesale Club Fuel Centers in the Metroplex.

EXHIBIT A

Description of the Real Property

Being a 13.83 acre tract or parcel of land situated in the T. Thomas Survey, Abstract Number 1461 in the City of Mesquite, Dallas County, Texas and being the remainder portion of Lot 2, Block A of Country Meadows 3 Addition an addition to the City of Mesquite, recorded in Document Number 201400068137 of the Plat Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the South corner of said Lot 2 and the common East corner of Lot 1, Block A of Faulkner Corners South an addition to the City of Mesquite, recorded in Volume 87051, Page 4717 of the Plat Records of Dallas County, Texas and being in the North right-of-way line of Childress Avenue a 80 right-of-way;

THENCE North 33°51'17" West, with the West line of said Lot 2 and the common East line of said Lot 1, a distance of 560.45 feet to a 1/2" iron rod found at the West corner of said Lot 2 and the common North corner of said Lot 1 and being in the South right-of-way line of Interstate Highway 30 a variable width right-of-way;

THENCE North 56°06'36" East, with the North line of said Lot 2 and the common South right-of-way line of said Interstate Highway 30, a distance of 1014.36 feet to a capped 1/2" iron rod stamped "BURY PARTNERS" found at the North corner of said Lot 2 and the common West corner of Lot 1, Block A of Country Meadows 3 Addition;

THENCE South 45°59'23" East, with the East line of said Lot 2 and the common West line of said Lot 1, Block A of said Country Meadows 3 Addition, passing at a distance of 350.59 feet a capped 1/2" iron rod stamped "BURY PARTNERS" found at the South corner of said Lot 1, Block A of Country Meadows 3 Addition and the common West corner of Lot 3, Block A of Country Meadows 3 Addition an addition to the City of Mesquite, recorded in Document Number 202100030635 of the Plat Records of Dallas County, Texas, continuing on said course and with the West line of said Lot 3, a total distance of 573.12 feet to a 1/2" iron rod found at the South corner of said Lot 3 and being in the South line of said Lot 2 and the common North right-of-way line of said Childress Avenue;

THENCE South 56°06'24" West, with the South line of said Lot 2 and the common North right-of-way line of said Childress Avenue, a distance of 1134.84 feet to the POINT OF BEGINNING and containing 13.83 acres of land more or less.

Also described as:

BEING a tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas and being the remainder of Lot 2, Block A, Country Meadows 3 Addition, an addition to the City of Mesquite, recorded in Instrument No. 201400068137, Official Public

Records, Dallas County, Texas, and being all of a called 13.83 acre tract of land described in Special Warranty Deed to Rock & Galloway LLC, recorded in Instrument No. 202200005225 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the west corner of said 13.83 acre tract and the north corner of Lot 1, Block A, Faulkner Corners South, an addition to the City of Mesquite, recorded in Volume 87051, Page 4717, Plat Records, Dallas County, Texas, in the southeast right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE with said southeast right-of-way line of Interstate Highway 30, North 56°08'16" East, passing at a distance of 437.30 feet a brass disk stamped "Texas Highway Department" found, and continuing with said southeast right-of-way line of Interstate Highway 30 for a total distance of 1,014.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the north corner of said 13.83 acre tract and the west corner of Lot 1, Block A of said Country Meadows 3 addition, from which a 5/8" iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found bears North 56°08'16" East, a distance of 222.59 feet;

THENCE departing said southeast right-of-way line of Interstate Highway 30, with the northeast line of said 13.83 acre tract, South 46°00'02" East, passing at a distance of 350.77 feet a 5/8" iron rod with plastic cap stamped "BURY+PARTNERS" found, and continuing with said northeast line of the 13.83 acre tract for a total distance of 573.15 feet to a point for the east corner of said 13.83 acre tract, in the northwest right-of-way line of Childress Avenue (an 80-foot right-of-way), from which a 5/8" iron rod found (leaning) bears South 62°18'32" West, a distance of 0.25 feet;

THENCE with said northwest right-of-way line of Childress Avenue, South 56°07'11" West, a distance of 1,134.83 feet to a point for the south corner of said 13.83 acre tract and the east corner of said Lot 1 (Faulkner Corners South), from which a 1/2" iron rod found bears South 18°40'51" East, a distance of 0.39 feet;

THENCE departing said northwest right-of-way line of Childress Avenue, with the southwest line of said 13.83 acre tract and the northeast line of said Lot 1 (Faulkner Corners South), North 33°50'44" West, a distance of 560.69 feet to the **POINT OF BEGINNING** and containing 602,276 square feet or 13.8264 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development – General Retail district (“**PD-GR**”) 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 and the standards identified below, which apply to this PD-GR district. Where these regulations conflict with or overlap another ordinance, this PD-GR ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the GR District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - 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 Property.
 - b. The following uses are prohibited on the Property:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking
2. **Development Standards.** In addition to the requirements of the GR zoning district, the Planned Development is subject to the following.
 - a. Signage. All signs within the PD shall comply with the Mesquite Sign Ordinance, as amended, with the following modifications.
 - i. Pole Signs.
 1. Pole signs shall have a maximum height of fifty (50) feet.
 2. One electronic message center is allowed on the Property. It may display prices for a fuel center owned by the owner of the Property provided the fuel center is within 500 feet from the Property,

measured property line to property line. The message center is not considered an off-premise sign for this district.

ii. Wall Signs. Wall signs are permitted with the following restrictions:

1. One wall sign may have a vertical height of up to one-half ($\frac{1}{2}$) the height of the wall, with a maximum height of seventeen and a half (17.5) feet. All other wall signs shall not have a vertical height which exceeds one-third ($\frac{1}{3}$) the height of the wall, with a maximum height of ten (10) feet. No wall signs may exceed seventy-five (75) percent of the width of such building or store frontage. In determining the height of the wall, the height is defined as the distance from the ground to the top of the peak if the wall includes a gable end.
2. If an electronic message center is located on the parcel, no reduction in the maximum wall sign area, height, or width is required.
3. Wall signs shall only be permitted on building façades that face a public street, access easement, or above a customer entrance.

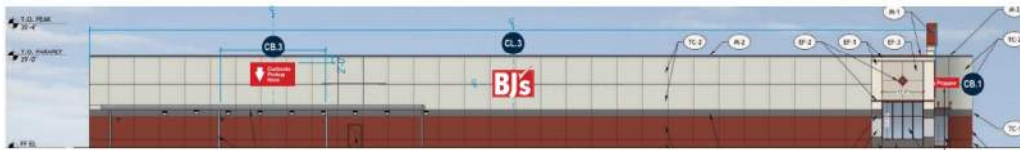
iii. Monument Signs.

1. No lighted sign shall be erected within one hundred fifty (150) feet of a residential district, unless it is illuminated in such a manner so as not to produce intense glare or direct illumination across the bounding property line. Sign will be internally lit with no direct external illumination.

ELEVATIONS



RIGHT SIDE ELEVATION - SOUTHWEST
SCALE: 1/32" = 1'-0"



LEFT SIDE ELEVATION - NORTHEAST
SCALE: 1/32" = 1'-0"


SIGN PARTIALLY
BLOCKED THIS VIEW



REAR ELEVATION
SCALE: 1/32" = 1'-0"

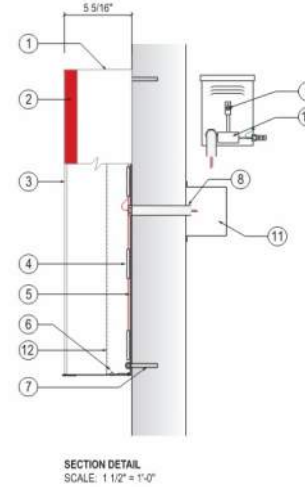
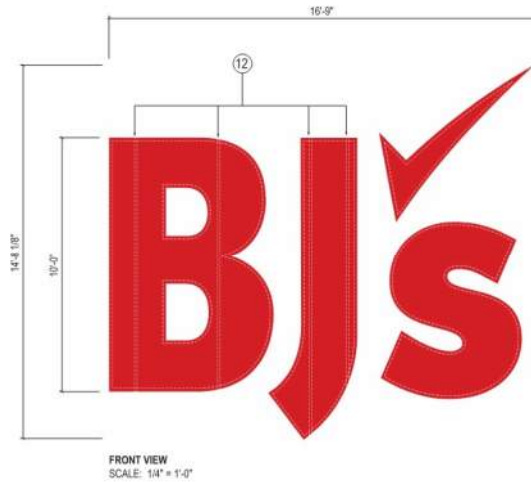


FRONT ELEVATION
SCALE: 1/32" = 1'-0"

JONES SIGN Your Vision. Accomplished. <small>A HERTZBERG COMPANY</small>	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER <h1>4.0</h1>
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CL.1 RED FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 245.8



SPECIFICATIONS:

1. 340 ALUMINUM COIL RETURN INTERIOR PAINTED P-5, EXTERIOR PAINTED P-2
2. 125 ALUMINUM 1 1/2" RETAINER PAINTED P-1
3. 150 WHITE POLYCARBONATE WITH V-1 FIRST SURFACE
4. LED OE TETRAMAX 24V RED
5. .080 ALUMINUM LETTER BACKS - INTERIOR PAINTED P-5
6. WEEP HOLE WITH LIGHT BAFFLE
7. 3/8" LAG BOLT OR THREADED ROD WITH BLOCKING (PROVIDED BY G.C.) AS REQUIRED BY WALL CONDITIONS
8. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.
9. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE
10. POWER SWITCH
11. POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX
12. WIREWAY ENCLOSURE P-6
13. 1" X 2" ALUM TUBE SUPPORTS (VERTICLE) PAINTED P-5

COLORS / FINISHES:

- P-1 MP TO MATCH PMS 200C
- P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
- P-5 MP LIGHT ENHANCEMENT PAINT
- V-1 3M 3730-53L CARDINAL RED VINYL
- P-6 WIREWAY COLOR (TBD)

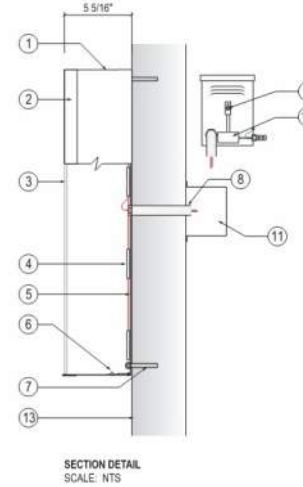
NOTES:
TOTAL AMPS: 2.2 A
TOTAL CIRCUITS: (1) 20 A REQUIRED
VOLTS: 120V

	JOB #: 302719_R7	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER 5.0
	DATE: 01.27.2025	<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____			
DESIGNER: S. WEIL		OTHER: _____				
SALES REP: P. BALLAS						
PROJ MGR: M. GARVES						

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CL.2 RED FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 44

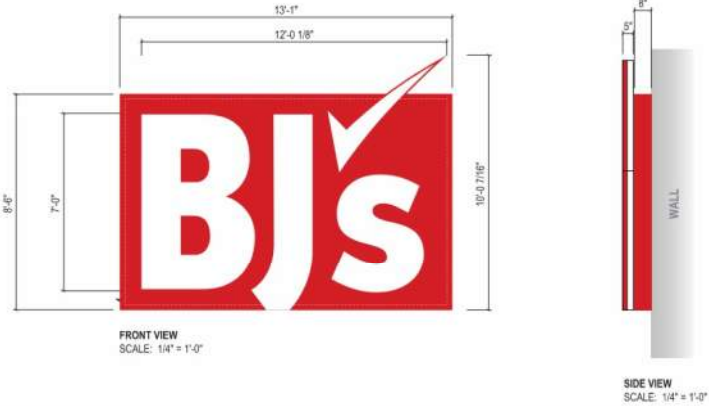


SPECIFICATIONS:	COLORS / FINISHES:									
<ol style="list-style-type: none"> 1. .040 PRE FINISHED WHITE ALUMINUM COIL RETURN INTERIOR PAINTED P-5 2. 1" WHITE JEWELITE TRIMCAP 3. 1/50 WHITE POLYCARBONATE WITH V-1 FIRST SURFACE 4. LED OE TETRAMAX 20V RED 5. ACM LETTER BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE FOR MOUNTING - INTERIOR PAINTED P-5 6. WEEP HOLE WITH LIGHT BAFFLE 7. 3/8" LAG BOLT OR THREADED ROD WITH BLOCKING (PROVIDED BY G.C.) AS REQUIRED BY WALL CONDITIONS 8. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE. 9. POWER SWITCH 10. POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX 11. WIREWAY ENCLOSURE P-6 	<table border="0"> <tr> <td style="background-color: #f0f0f0; width: 15px; height: 10px; display: inline-block;"></td> <td>P-5</td> <td>MP LIGHT ENHANCEMENT PAINT</td> </tr> <tr> <td style="background-color: #ff0000; width: 15px; height: 10px; display: inline-block;"></td> <td>V-1</td> <td>3M 3730-53L CARDINAL RED VINYL</td> </tr> <tr> <td style="background-color: #cccccc; width: 15px; height: 10px; display: inline-block;"></td> <td>P-6</td> <td>WIREWAY COLOR (TBD)</td> </tr> </table>		P-5	MP LIGHT ENHANCEMENT PAINT		V-1	3M 3730-53L CARDINAL RED VINYL		P-6	WIREWAY COLOR (TBD)
	P-5	MP LIGHT ENHANCEMENT PAINT								
	V-1	3M 3730-53L CARDINAL RED VINYL								
	P-6	WIREWAY COLOR (TBD)								
<p>NOTES: TOTAL AMPS: 1.2 A TOTAL CIRCUITS: (1) 20 A REQUIRED VOLTS: 120V</p>										

	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER <h1 style="margin: 0;">6.0</h1>
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CL.3 8'-6" MAIN BRAND SIGN - FACE LIT CHANNEL LETTERS ON FACE LIT CABINET SIGN (QTY 1)

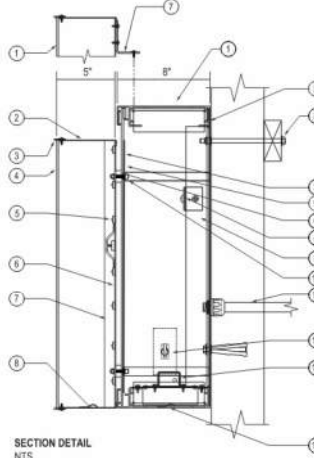
SQUARE FOOTAGE: 128.5



NIGHT VIEW
NTS

- SPECIFICATIONS:**
- CABINET:**
- SIGNCOMP K192227/44 KIT INTERIOR PAINTED P-5, EXTERIOR PAINTED P-1
 - .080 ALUMINUM BACKS INTERIOR PAINTED P-5, EXTERIOR PAINTED P-1
 - .150 WHITE POLYCARBONATE WITH V-1 APPLIED FIRST SURFACE
 - GE TETRAMAX 24V RED LEDS
 - 1" X 2" X .125" ALUMINUM TUBE BRACING
 - 1/2" INSIDE DIA. SPACERS PAINTED P-2
 - FABRICATED SHIPPING BRACKET FOR "CHECKMARK". ATTACH TO CABINET & LETTER PRIOR TO SHIPPING WITH SELF-THREAD SCREWS (REMOVE PRIOR TO INSTALLATION)
 - 3/8" LAG BOLT OR THREADED ROD WITH BLOCKING (PROVIDED BY G.C.) AS REQUIRED BY WALL CONDITIONS
 - ATTACH CHANNEL LETTERS TO CABINET FACE WITH #3 RIVNUTS, FENDER WASHERS BOTH SIDES.
 - 125" FOO FACE BEHIND CABINET POLY FACE WELDED TO 1" X 1" X .125 ALUMINUM SQUARE TUBE SUPPORT TO INSIDE OF CABINET BACK.
 - RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE
 - POWER SWITCH
 - POWER SUPPLY
 - WEEP HOLE WITH LIGHT BAFFLE
- LETTERS:**
- "CHECKMARK" CHANNEL LETTER PROTRUDES ABOVE CABINET
 - .040 PRE FINISHED WHITE ALUMINUM COIL RETURN INTERIOR PAINTED P-5
 - 2" PRE-FINISHED RED TRIM CAP
 - .150 WHITE POLYCARBONATE
 - GRIMCO GEMQ2471W1S 7100K GE TETRA MAX LED
 - ACM LETTER BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE FOR MOUNTING - INTERIOR PAINTED P-5
 - 1" X 2" X .125" ALUMINUM TUBE BRACING
 - WEEP HOLE WITH LIGHT BAFFLE

- COLORS / FINISHES:**
- P-5 MP WHITE LIGHT ENHANCEMENT
 - P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
 - P-1 MP SEMI GLOSS TO MATCH PMS 200C RED
 - V-1 3M 3730-S3L CARDINAL RED VINYL
- NOTES:**
- TOTAL AMPS: 2.2 A
TOTAL CIRCUITS: (1) 20 A REQUIRED
VOLTS: 120V

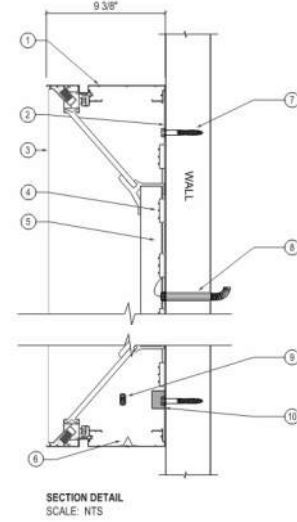


SECTION DETAIL
NTS

<p>JONES SIGN Your Vision. Accomplished. <small>A HERTZBERG COMPANY</small></p>	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER <h1>7.0</h1>
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CB.1 FACE LIT CABINET SIGN (FLEX FACE) (QTY 2)

SQUARE FOOTAGE: 68

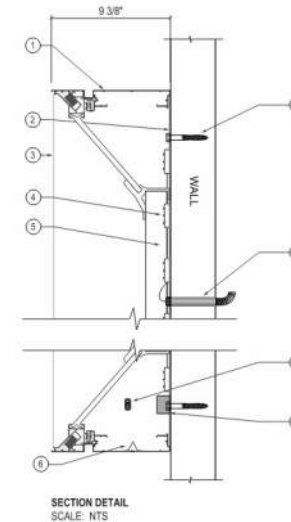


SPECIFICATIONS:	COLORS / FINISHES:						
<ol style="list-style-type: none"> KSF8595 SIGNCOMP S/F BODY W/ TENSION FRAME II & BLEED COVER INTERIOR P-5 EXTERIOR PAINTED P-1. 2 PIECE FRAME BRACKET #5357 EVERY 4'-0" +/- PAINTED P-5 ACM BACK ADHERED TO EXTRUSION AND INTERNAL ALUMINUM TUBE FRAME. FENDER WASHERS INSIDE AND OUTSIDE FLEX FACE WITH V-1 APPLIED FIRST SURFACE LED OE TETRA POWERMAX 24V 7100K 1 1/2" X 1 1/2" X .125 ALUMINUM TUBE FRAME AS NEEDED FOR STRUCTURAL SUPPORT P-5 1/4" DIA. WEEP HOLES W/ LIGHT BAFFLE MOUNTING HARDWARE TO SUIT FIELD CONDITIONS RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE. ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE. TOGGLE SWITCH MOUNTED ON EXTERIOR OF EXTRUSION LED POWER SUPPLY <p>NOTES: TOTAL AMPS: 2.50 A TOTAL CIRCUITS: (1) 20 A REQUIRED VOLTS: 120V-277V</p>	<table border="0"> <tr> <td> P-5</td> <td>MP WHITE LIGHT ENHANCEMENT</td> </tr> <tr> <td> P-1</td> <td>MP SEMI GLOSS TO MATCH PMS 200C RED</td> </tr> <tr> <td> V-1</td> <td>3M 3730-63L CARDINAL RED VINYL</td> </tr> </table>	 P-5	MP WHITE LIGHT ENHANCEMENT	 P-1	MP SEMI GLOSS TO MATCH PMS 200C RED	 V-1	3M 3730-63L CARDINAL RED VINYL
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 P-1	MP SEMI GLOSS TO MATCH PMS 200C RED						
 V-1	3M 3730-63L CARDINAL RED VINYL						



 Your Vision. Accomplished. <small>A HEARTSOURCE COMPANY</small>	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER 8.0
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CB.2 FACE LIT CABINET SIGN (FLEX FACE) (QTY 1)

SQUARE FOOTAGE: 19.3



SPECIFICATIONS:	COLORS / FINISHES:						
<ol style="list-style-type: none"> KSF8595 SIGNCOMP SIF BODY W/ TENSION FRAME II & BLEED COVER INTERIOR P-5 EXTERIOR PAINTED P-1. 2 PIECE FRAME BRACKET #5357 EVERY 4'-0" +/- PAINTED P-5 ACM BACK ADHERED TO EXTRUSION AND INTERNAL ALUMINUM TUBE FRAME. FENDER WASHERS INSIDE AND OUTSIDE FLEX FACE WITH V-1 APPLIED FIRST SURFACE LED OE TETRA POWERMAX 24V 7100K 1 1/2" X 1 1/2" X .125 ALUMINUM TUBE FRAME AS NEEDED FOR STRUCTURAL SUPPORT P-5 1/4" DIA. WEEP HOLES W/ LIGHT BAFFLE MOUNTING HARDWARE TO SUIT FIELD CONDITIONS RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE. ELECTRIC TO BE CONNECTED BY INSTALLERS. INSTALLER TO FOLLOW LOCAL CODE. TOGGLE SWITCH MOUNTED ON EXTERIOR OF EXTRUSION LED POWER SUPPLY <p>NOTES: TOTAL AMPS: 2.50 A TOTAL CIRCUITS: (1) 20 A REQUIRED VOLTS: 120V-277V</p>	<table border="0"> <tr> <td> P-5</td> <td>MP WHITE LIGHT ENHANCEMENT</td> </tr> <tr> <td> P-1</td> <td>MP SEMI GLOSS TO MATCH PMS 200C RED</td> </tr> <tr> <td> V-1</td> <td>3M 3730-63L CARDINAL RED VINYL</td> </tr> </table>	 P-5	MP WHITE LIGHT ENHANCEMENT	 P-1	MP SEMI GLOSS TO MATCH PMS 200C RED	 V-1	3M 3730-63L CARDINAL RED VINYL
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 P-1	MP SEMI GLOSS TO MATCH PMS 200C RED						
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	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER 9.0
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CB.3 FACE LIT CABINET SIGN (FLEX FACE) (QTY 1)

SQUARE FOOTAGE: 96.25



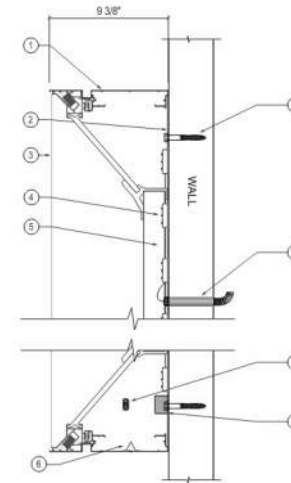
FRONT VIEW
SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"





NIGHT VIEW
NTS



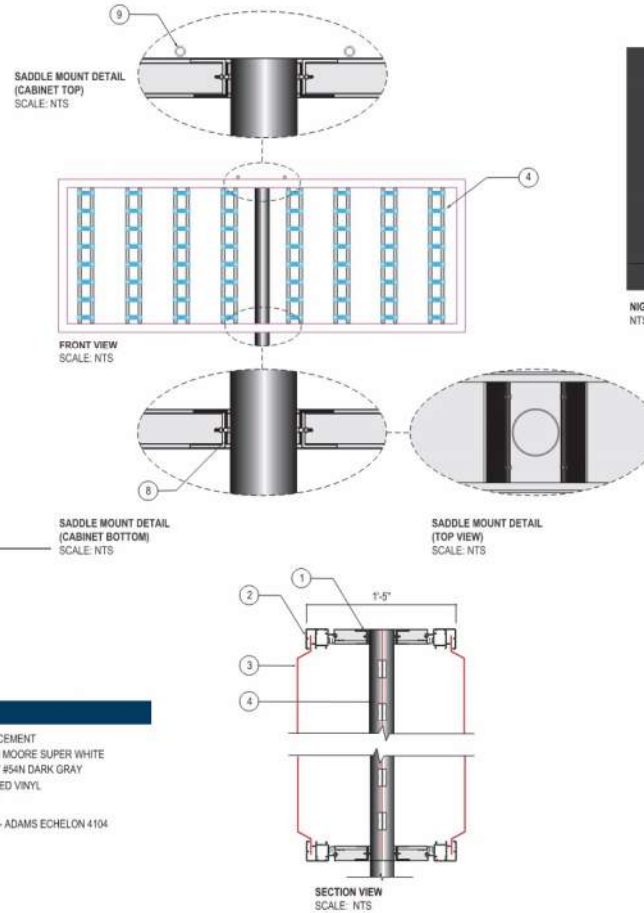
SECTION DETAIL
SCALE: NTS

SPECIFICATIONS:	COLORS / FINISHES:						
<ol style="list-style-type: none"> KSF8595 SIGNCOMP SIF BODY W/ TENSION FRAME II & BLEED COVER INTERIOR P-5 EXTERIOR PAINTED P-1. 2 PIECE FRAME BRACKET #5357 EVERY 4'-0" +/- PAINTED P-5 ACM BACK ADHERED TO EXTRUSION AND INTERNAL ALUMINUM TUBE FRAME. FENDER WASHERS INSIDE AND OUTSIDE FLEX FACE WITH V-1 APPLIED FIRST SURFACE LED OE TETRA POWERMAX 24V 7100K 1 1/2" X 1 1/2" X .125 ALUMINUM TUBE FRAME AS NEEDED FOR STRUCTURAL SUPPORT P-5 1/4" DIA. WEEP HOLES W/ LIGHT BAFFLE MOUNTING HARDWARE TO SUIT FIELD CONDITIONS RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE. ELECTRIC TO BE CONNECTED BY INSTALLERS. INSTALLER TO FOLLOW LOCAL CODE. TOGGLE SWITCH MOUNTED ON EXTERIOR OF EXTRUSION LED POWER SUPPLY 	<table border="0"> <tr> <td> P-5</td> <td>MP WHITE LIGHT ENHANCEMENT</td> </tr> <tr> <td> P-1</td> <td>MP SEMI GLOSS TO MATCH PMS 200C RED</td> </tr> <tr> <td> V-1</td> <td>3M 3730-63L CARDINAL RED VINYL</td> </tr> </table>	 P-5	MP WHITE LIGHT ENHANCEMENT	 P-1	MP SEMI GLOSS TO MATCH PMS 200C RED	 V-1	3M 3730-63L CARDINAL RED VINYL
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<p>NOTES: TOTAL AMPS: 2.50 A TOTAL CIRCUITS: (1) 20 A REQUIRED VOLTS: 120V-277V</p>							

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	<table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> FIELD SURVEY</td> <td><input type="checkbox"/> PAINT COLOR</td> <td><input type="checkbox"/> FONTS</td> </tr> <tr> <td><input type="checkbox"/> VECTOR ARTWORK</td> <td><input type="checkbox"/> CLIENT PMS COLOR</td> <td><input type="checkbox"/> ENGINEERING</td> </tr> </table>		<input type="checkbox"/> FIELD SURVEY	<input type="checkbox"/> PAINT COLOR	<input type="checkbox"/> FONTS	<input type="checkbox"/> VECTOR ARTWORK	<input type="checkbox"/> CLIENT PMS COLOR	<input type="checkbox"/> ENGINEERING	OTHER: _____		
<input type="checkbox"/> FIELD SURVEY	<input type="checkbox"/> PAINT COLOR	<input type="checkbox"/> FONTS									
<input type="checkbox"/> VECTOR ARTWORK	<input type="checkbox"/> CLIENT PMS COLOR	<input type="checkbox"/> ENGINEERING									

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MS.1 10'-0" D/F MONUMENT SIGN (PAN FACE) (QTY 1)
SQUARE FOOTAGE: 44.5

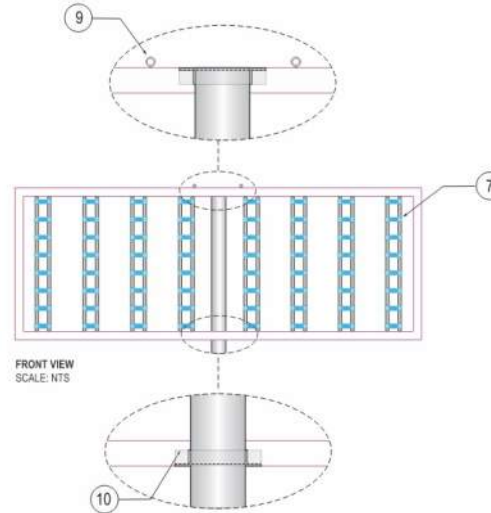
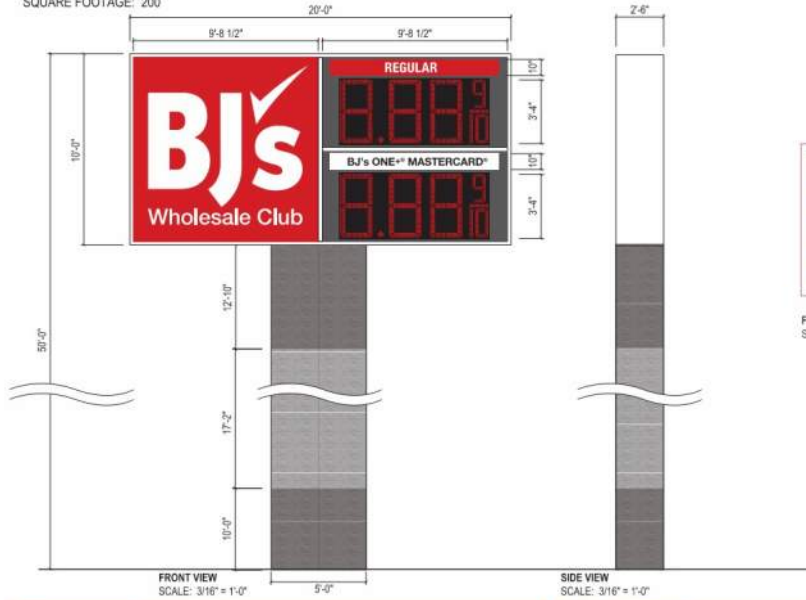


SPECIFICATIONS:	COLORS / FINISHES:
1. SIGNCOMP KWB45 HINGEABLE EXTRUSION KIT INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2	 P-5 MP WHITE LIGHT ENHANCEMENT
2. SIGNCOMP 2045 - 2-1/4" RETAINER PAINTED P-2	 P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
3. .150 WHITE POLYCARBONATE / 1 1/2" D PAN FORMED FACES WITH V-1 GRAPHICS	 P-7 MP TO MATCH 1 EP HENRY #54N DARK GRAY
4. 7100K GE TETRASNAP DS LED'S	 V-1 3M 3730-53L CARDINAL RED VINYL
5. THRU POLE FABRICATION (SIZE TO BE VERIFIED BY ENGINEERING)	 M-1 SPLIT FACE CMU BLOCK - ADAMS ECHOLON 4104
6. FOOTING (TO BE VERIFIED BY ENGINEERING)	
7. CMU BASE M-1, P-7	
8. STEEL PLATE MOUNT TOP AND BOTTOM	
9. LIFTING EYE BOLTS	
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING	

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PS.1 D/F PYLON SIGN (QTY 1) - OPTION 2 50'-0"

SQUARE FOOTAGE: 200



NIGHT VIEW
NTS

NOTE:
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

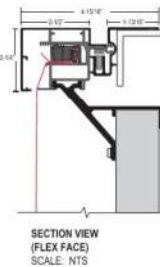
SPECIFICATIONS:

- 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K204055 HINGEABLE FOR FACES PAINTED P-2
- 380 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-5
- 150 CLEAR POLYCARBONATE PAN FACE WITH V-8, V-3, V-3, V-1 APPLIED SECOND SURFACE (PRICER FACE). PRICERS MOUNTED TO INSIDE OF PAN FACE WITH CLINCH NUTS
- FLEX FACE WITH V-1 APPLIED FIRST SURFACE (BJ'S FACE)
- 8214346 2.5" DUAL DIVIDER KIT (VERTICAL AND HORIZONTAL DIVIDERS)
- 7100K GE TETRANAP DS LED'S
- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-3 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (H) DROP IN RED DIGITAL COLOR 40" NUMBER GAS PRICE MESSAGE BOARDS
- VENT ON BOTH ENDS, ACCESS PANEL, ON NON STREET SIDE OF SIGN CABINET
- REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE, 1" X 8" HOLE BELOW GRADE FOR CONDUIT TO ENTER
- CMU BASE POLE COVER M-1, P-7 & P-8

COLORS / FINISHES:

- P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
- P-5 MP WHITE LIGHT ENHANCEMENT
- P-7 MP TO MATCH EP HENRY #54N DARK GRAY
- P-8 MP TO MATCH EP HENRY #509 SP SILVER GRAY
- V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL
- V-3 3M 3630-22 BLACK
- V-7 3M U3830-20 TRANSLUCENT WHITE
- V-8 3M 220-41 DARK GRAY OPAQUE
- M-1 SPLIT FACE CMU BLOCK - ADAMS ECHELON 4104

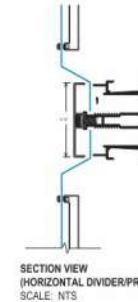
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING
EACH SIDE OF THE SIGN WILL LOOK THE SAME. BJ'S ON THE LEFT, PRICERS ON THE RIGHT



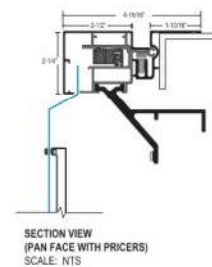
SECTION VIEW
(FLEX FACE)
SCALE: NTS



TOP VIEW
(VERTICAL DIVIDER)
SCALE: NTS



SECTION VIEW
(HORIZONTAL DIVIDER/PRICERS)
SCALE: NTS

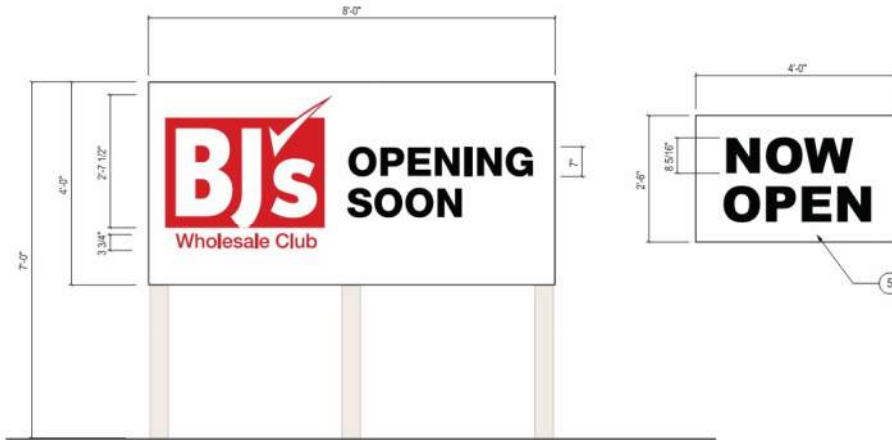


SECTION VIEW
(PAN FACE WITH PRICERS)
SCALE: NTS

<p>JONES SIGN Your Vision. Accomplished. <small>A HEARTLINE COMPANY</small></p>	<p>JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p> <p>CLIENT APPROVAL _____ DATE _____</p>		<p>BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150</p>	<p>SHEET NUMBER 12.0</p>
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PP.1 TEMPORARY POST AND PANEL SIGN (QTY 1)

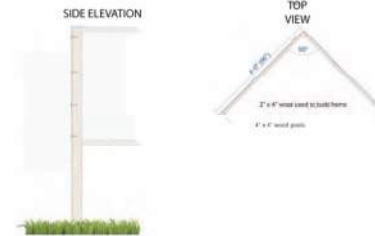
SQUARE FOOTAGE: 32



FRONT VIEW
 SCALE: 1/2" = 1'-0"



NIGHT VIEW
 NTS



SCALE: NTS

SPECIFICATIONS:

1. 1/4" WHITE DIBOND PANEL ATTACHED TO 2" X 4" WOOD FRAME
2. VINYL GRAPHICS 1/4, 1/3 APPLIED TO FACES(S)
3. 4" X 4" PRESSURE TREATED WOOD POSTS
4. MOUNTING SCREWS WITH FENDER WASHERS TO ATTACH PANEL TO POSTS
5. 3MM WHITE ACM WITH V-3 'NOW OPEN' LETTERS ATTACHED WITH PAN HEAD SCREWS

NOTE:
 VERIFY PLACEMENT PRIOR TO INSTALL.

COLORS / FINISHES:

- V-1 3M 3730-53L CARDINAL RED VINYL
- V-3 3M 3032-22 BLACK VINYL

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BA.1 BANNER (QTY 1)

SQUARE FOOTAGE: 32



SPECIFICATIONS:	COLORS / FINISHES:
1. 13 OZ. BANNER MATERIAL WITH DP-1 GRAPHICS 2. (8) GROMMETS AS SHOWN	DP-1 DIGITAL PRINT

<p>JONES SIGN Your Vision. Accomplished. <small>A HEIDTHECKER COMPANY</small></p>	<p>JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES</p>	<p>REQUIRED:</p> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER 14.0
		CLIENT APPROVAL _____ DATE _____				

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BA.4 BANNER (QTY 1)

SQUARE FOOTAGE: 112



FRONT VIEW
 SCALE: 3/8" = 1'-0"

SPECIFICATIONS:	COLORS / FINISHES:
1. 13 OZ. WHITE BANNER MATERIAL WITH DP-1 GRAPHICS 2. (12) GROMMETS AS SHOWN	 DP-1 DIGITAL PRINT

 JONES SIGN Your Vision. Accomplished. <small>A HEINTZBACH COMPANY</small>	JOB #: 302719_R7 DATE: 01.27.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____		BJ's Wholesale Club 4355 Childress Ave Mesquite, TX 75150	SHEET NUMBER <div style="font-size: 24pt; font-weight: bold;">15.0</div>
		CLIENT APPROVAL _____ DATE _____				

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0126-0436
REQUEST FOR: Amend Planned Development – Commercial Ordinance No. 5175
CASE MANAGER: Garrett Langford, AICP, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 23, 2026
 City Council: Monday, May 4, 2026

GENERAL INFORMATION

Applicant: Jackson Walker, LLC on behalf of BJ’s Wholesale Club
Requested Action: Amend Planned Development – Commercial Ordinance (PD-C) No. 5175 to modify the development standards (sign regulations)
Location: 4420 N. Galloway Ave

SITE BACKGROUND

Platting: Lot 1, Block 2 of the Meadowview Farms Retail (replat will be required)
Size: 1 +/- acres
Zoning: PD-C Ordinance No. 5175
Future Land Use: Commercial
Zoning History: 1971: Annexed and zoned R-3, Single Family Residential
 1980: Rezoned to PD-C Ordinance No. 1643
 2025: Rezoned to PD-C Ordinance No. 5175

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-C (Ord. 1643)	Retail (home improvement store)
SOUTH:	GR - General Retail	Retail strip center with fuel sales
EAST:	PD-C (Ord. 1643)	Retail (home improvement store)
WEST:	PD-C (Ord. 4670)	Tunnel carwash

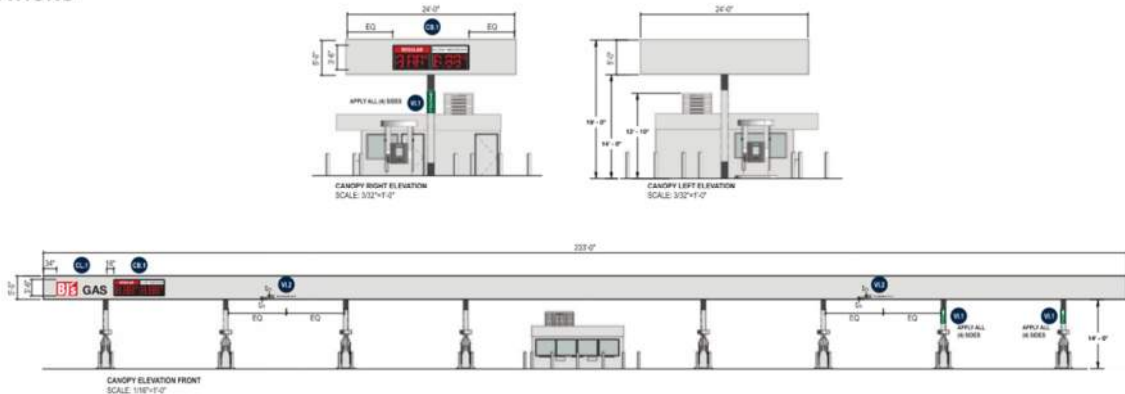
CASE SUMMARY

The applicant, representing the [BJ's Wholesale Club](#), is requesting to amend PD-C Ordinance No. 5175 to modify development standards for their proposed fueling station located at 4420 N. Galloway Ave which is on the southwest portion of Lowe's Home Improvement property located at 4444 N. Galloway Ave. The zoning for the proposed fueling station was approved in 2025 and has obtained the necessary permits to start construction. BJ's is requesting to amend the PD to allow a larger signage on the canopy over the fueling station. No other changes are proposed.

The Mesquite Sign Ordinance limits canopy signs to a maximum height of three and one-half (3½) feet. The total area of all canopy displays on a canopy face shall not exceed fifty (50) percent of the area of the canopy face, or fifty (50) square feet, whichever is less. The applicant is proposing canopy signs that will be 4 feet and 8 inches in height and include two signs totaling 135 square feet in size. To comply with the sign ordinance, the height of the signs would be limited to 3.5 feet, and the combined square-footage of the signs could not exceed 50 square feet. The image below is the canopy signs that comply with the ordinance followed by another image showing the proposed signs. The two images show the differences in sizes.

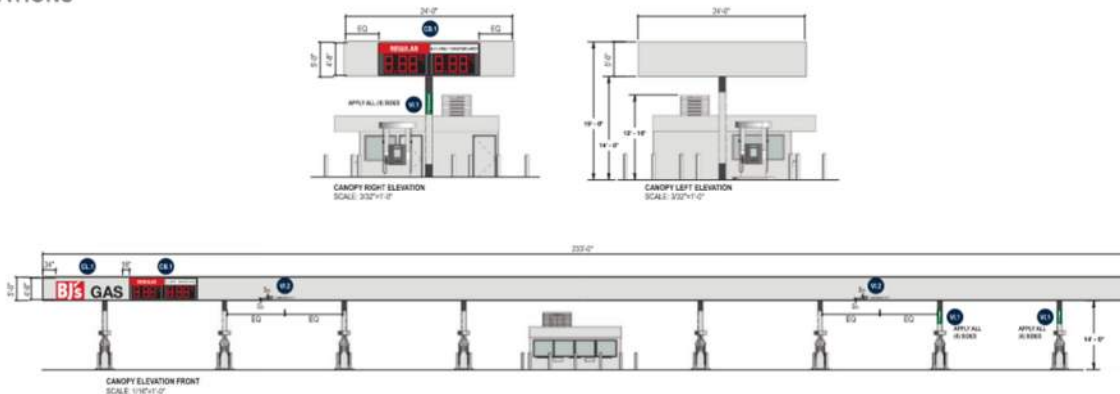
Complies with the sign ordinance.

ELEVATIONS



Exceeds the sign ordinance.

ELEVATIONS



MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Commercial. Commercial land uses generally include retail, hotels, restaurants, big box retailers, and personal services. This category supports office uses, with developments in this category being larger and more intense than those in the Neighborhood Retail category. Land use types may include retail, hotels, restaurants, big box retailers, and personal services.

STAFF COMMENTS: *The PD amendment does not alter the proposed land use and does not conflict with the future land use designation.*

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 amendment to allow larger canopy signs does not change the initial assessment that was made with the initial rezoning to allow the fueling station which is that the development will benefit the City as a whole. The larger canopy signs are not expected to have an impact on public safety or interfere with traffic in the nearby intersection.*

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

Staff Comments: *The proposed PD amendment does not alter the proposed use on the property.*

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

Staff Comments: *The proposed PD amendment does not change the initial assessment that was made with the initial rezoning in that the proposed development supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by promoting private investment, economic growth, and job creation through the redevelopment of an underutilized parking area.*

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

Staff Comments: *The proposed PD amendment will not create any nonconformities.*

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

Staff Comments: *The proposed PD amendment to allow larger canopy signs does not interfere with how the proposed fueling station is compatible with the similar auto-oriented developments making the proposed use contextually appropriate. However, the proposed canopy signs are larger than would be allowed at the nearby fueling stations. Should City Council approve the request to allow the larger canopy sign in this situation, then it would be advisable that the Mesquite Sign Ordinance be amended to allow the larger canopy signs at other locations within the City.*

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

Staff Comments: *The area along IH 30 and N. Galloway Avenue has experienced ongoing commercial development, including the QuikTrip fuel station (2012) and a tunnel carwash (2023), demonstrating a continued trend toward service-oriented commercial uses compatible with the proposed development. BJ's is developing a grocery store at 4355 Childress and a fueling station on the subject property.*

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 PD-C Ordinance No. 5175 allows for the proposed development. The PD amendment is being sought in order to allow for larger signs on the canopy.*

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: *The site is adequately served by existing roads, utilities, and public safety infrastructure. As a non-residential use, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will comply with City access standards.*

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 PD amendment to allow larger canopy signs does not provide a greater level of public benefit. However, as indicated with the initial rezoning the development does provide greater public benefit than standard zoning by enabling a development that supports private investment, efficient site reuse, and economic activity.*

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: *There are no proposed changes to the concept plan that was adopted with PD-C Ordinance No. 5175. The request is to allow larger signs on the canopy over the fueling positions. As indicated with the initial rezoning to allow the fueling station, the concept plan demonstrates a creative and responsive site design by converting underutilized parking into a productive outparcel while incorporating enhanced landscaping and adhering to all standard development requirements without requesting variances. Allowing larger canopy signs does not take away or add to the creative and responsive site design that has already been approved.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed PD amendment is to allow larger canopy signs than what is permitted in the Mesquite Sign Ordinance. No changes are proposed to the PD that was initially approved last year to allow BJ's to develop a fueling station on the property. As noted previously in the report, should City Council approve the request to allow the larger canopy sign in this situation, then it may be advisable that the Mesquite Sign Ordinance be evaluated and amended to allow larger canopy signs at other locations within the city.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that the proposed PD amendment does not change the assessment that was made with the initial zoning request, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Should the City Council find the proposed sizes of the canopies for this development acceptable, then further evaluation and amendments to the Mesquite Sign Ordinance may be warranted. Staff suggests that the proposed ordinance amend PD Ordinance No. 5175 by adding the following subsection to Exhibit B – Development Standards.

c. Signage. All signs within the PD shall comply with the Mesquite Sign Ordinance, as amended, with the following modifications.

i. Canopy Displays.

1. A canopy display shall have a maximum height of four feet and eight inches (4'-8").
2. The total area of all canopy displays on a canopy face shall not exceed sixty (60) percent of the area of the canopy face, or 135 square feet, whichever is less.
3. The maximum wall sign area for the principal building on the premises shall be reduced by the aggregate area of all canopy displays.
4. A canopy display (excluding price changes) may include an electronic message center consisting of no more than eight (8) numbers or letters or combination thereof which do not change more rapidly than once every twelve (12) hours. Each electronic message center cabinet shall constitute a separate sign.

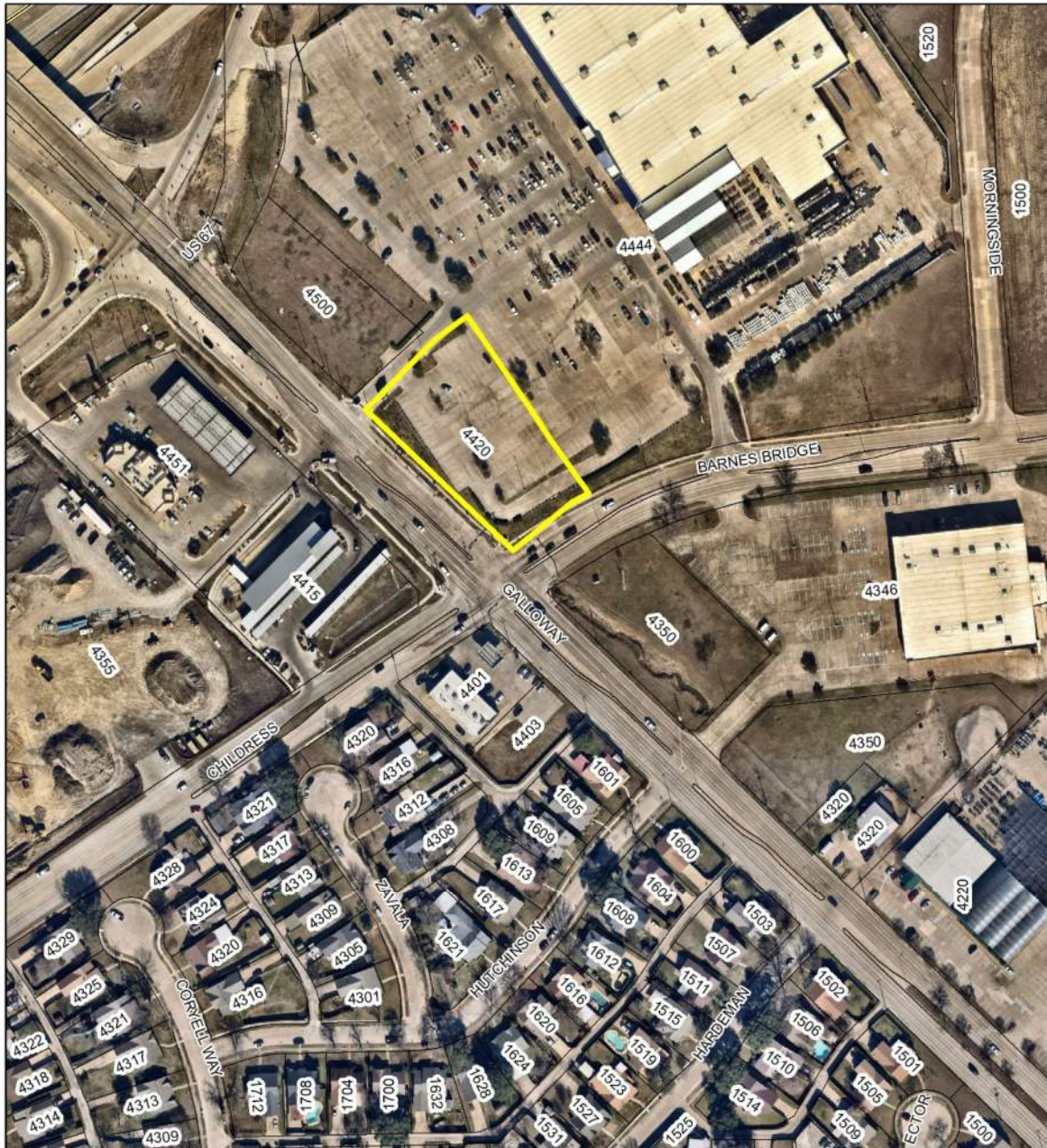
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to all property owners within 400 feet of the subject property. As of March 17, 2026, Staff has not received any responses.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description (Exhibit A)
8. Development Standards (Exhibit B)
9. Concept Plan (Exhibit C)
10. Returned Notices

Notification Map



Request: Rezoning to amend PD to modify sign regulations
Applicant: Jackson Walker on behalf of BJ's Wholesale Club
Location: 4420 N. Galloway Ave

Legend
[Yellow rectangle] Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Request: Rezoning to amend PD to modify sign regulations
Applicant: Jackson Walker on behalf of BJ's Wholesale Club
Location: 4420 N. Galloway Ave

Legend

- Subject Property
- Statutory Notices
- Courtesy Notices



Zoning Map



Legend					
	Subject Property		DUPLEX RESIDENTIAL		SINGLE FAMILY RESIDENTIAL
	COMMERCIAL		GENERAL RETAIL		





Subject property facing south



Subject property facing north



Facing north from N. Galloway Ave and Barnes Bridge intersection.

Application for PD Amendment – Gas Station

Statement of Intent and Purpose – Ordinance No. 5175 Amendment

We respectfully request modifications for BJ's Wholesale Club Fuel Center signage through a Planned Development Amendment. This PD amendment updates Ordinance No. 5175 by adding site-specific provisions for signage at this location. The purpose of the signage updates is to allow BJ's to maintain its brand identity and scale the signage to a size that is appropriate for the scale of the proposed structure.

The proposed "BJ's Gas" sign and LED gas pricer signs on the canopy are each 4 feet, 8 inches in height, which exceeds the allowable height by Code. The total square footage of these signs also exceeds 50 square feet, surpassing the permitted signage area ordinarily allowed in the Zoning Ordinance. On the south elevation of the canopy, the proposed signage exceeds the 50% limitation of the canopy face area.

The canopy structure at this location is larger than average and significantly set back from the roadways due to existing easements and building lines, making standard-sized signage disproportionately small and ineffective. BJ's relies on clear, visible signage to communicate fuel pricing and brand identify to passing motorists. The standard signage dimensions permitted by ordinance (3.5 feet in height and 50 square feet in area) are insufficient for visibility from nearby roadways, especially given the speed and distance at which vehicles approach the site. The proposed signage, while slightly exceeding the dimensional limits, is professionally designed, well-proportioned, and integrated into the canopy structure, thereby maintaining visual harmony and public safety. The proposal is strictly regarding modifications for the proposed signage. We propose to maintain the existing Commercial base zoning in the PD. We believe the request aligns with the Comprehensive Plan's "Commercial" designation of the property. As stated above, we propose to maintain the existing Commercial base zoning, and the fuel center is an allowed use per Ordinance No. 5175. The proposed signage will allow BJ's more effective visibility, thus promoting a successful commercial business for Mesquite.

1. The project use is for a Fuel Center, which is the same use proposed under the current PD Ordinance No. 5175. The land is currently a parking lot that will be developed into a fuel center.
2. The fuel center is currently under development.
3. The proposed zoning is not for residential district.
4. Compliance with Mesquite Comprehensive Plan:
 - a. Mesquite Comprehensive Plan:
 - i. Overall Appearance of Mesquite – 56.9% who took online survey rated as “fair.”
 - ii. 47.5% want to improve the aesthetics of the City.
 - iii. Guiding Principle: to attract and support existing and new development.
 - b. The proposed signage is modern and appropriately sized for the proposed fuel center canopy, which has an extended height to balance the length of the proposed fuel center. The proposed changes will support the proposed new development by matching the other proposed BJ's Wholesale Club Fuel Centers in the Metroplex.

ATTACHMENT 8 – DEVELOPMENT STANDARDS

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS (EXISTING)

This Planned Development - Commercial district (“PD-C”) 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 Commercial (“C”) 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-C district. Where these regulations conflict with or overlap another ordinance, this PD-C ordinance will control.

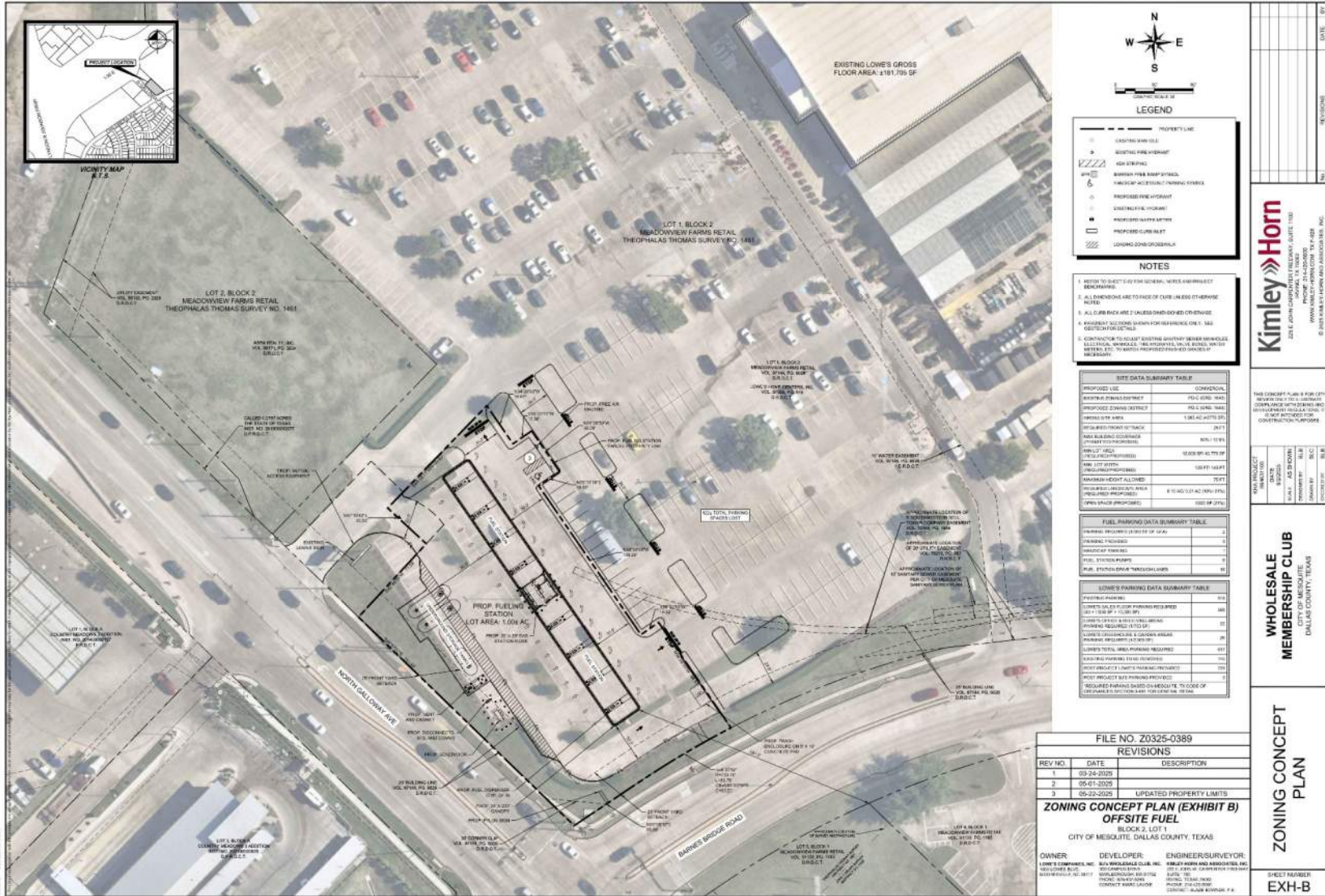
1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - a. The permitted uses requiring a conditional use permit (“CUP”) as set out in the MZO also require a CUP for the use to be permitted on the Property unless permitted in subsection b. below.
 - b. The following use is permitted on the Property in addition to those outlined under the C District classification:
 - i. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 16 fueling positions
 2. Heavy load vehicle refueling is not permitted
 - c. The following uses are prohibited on the Property:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking
2. **Development Standards.** In addition to the requirements of the C zoning district, the Planned Development is subject to the following.
 - a. Site Plan. The site plan for the Property shall be consistent with Exhibit C. The site plan may differ from the Concept Plan without requiring a PD

amendment to comply with the adopted Building and Fire Codes, and Mesquite Engineering Design Manual.

b. Landscaping.

- i. A parking screen shall be provided in accordance with Section 1A-301.C.3 of the Mesquite Zoning Ordinance.
- ii. The minimum required amount of landscaping shall be 20% of the lot.

ATTACHMENT 9 – CONCEPT PLAN (EXISTING – NO CHANGES)



LEGEND

PROPERTY LINE	
(Symbol)	EXISTING SIDE WALK
(Symbol)	EXISTING SIDE DRIVEWAY
(Symbol)	ASPH DRIVEWAY
(Symbol)	BARBER FIRM DRIVEWAY
(Symbol)	PAVED ASPHALT DRIVEWAY
(Symbol)	PROPOSED SIDE DRIVEWAY
(Symbol)	EXISTING SIDE WALK
(Symbol)	PROPOSED SIDE WALK
(Symbol)	PROPOSED SIDE WALK
(Symbol)	LOADING ZONE OVERLAP

- NOTES**
- REFER TO SHEET 03325-0389 GENERAL NOTES AND SHEET 03325-0389 BENCHMARKS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 - BARBER FIRM DRIVEWAY FOR PARKING ONLY. SEE SHEET 03325-0389 FOR DETAILS.
 - CONTRACTOR TO VERIFY EXISTING SURFACE GRADE, ELEVATION, UTILITY, ETC. TO MATCH PROPOSED GRADE AND UTILITY.

SITE DATA SUMMARY TABLE

PROPOSED USE	COMMERCIAL
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945
PROPOSED ZONING DISTRICT	PD-C (GEN) 1945

FUEL PARKING DATA SUMMARY TABLE

PROPOSED FUEL PARKING	1
PROPOSED FUEL PARKING	1
PROPOSED FUEL PARKING	1
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LOWE'S PARKING DATA SUMMARY TABLE

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PROPOSED LOWE'S PARKING	1
PROPOSED LOWE'S PARKING	1

FILE NO. Z0325-0389

REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	05-24-2025	
2	05-01-2025	
3	05-22-2025	UPDATED PROPERTY LIMITS

ZONING CONCEPT PLAN (EXHIBIT B) OFFSITE FUEL
BLOCK 2, LOT 1
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER: LOWE'S COMPANIES, INC. DEVELOPER: KIMLEY-HORN & HORN, INC. ENGINEER/SURVEYOR: KIMLEY-HORN & HORN, INC.
 10000 W. HICKORY CREEK, SUITE 1000, DALLAS, TEXAS 75241
 972.382.1000
 WWW.KIMLEY-HORN.COM

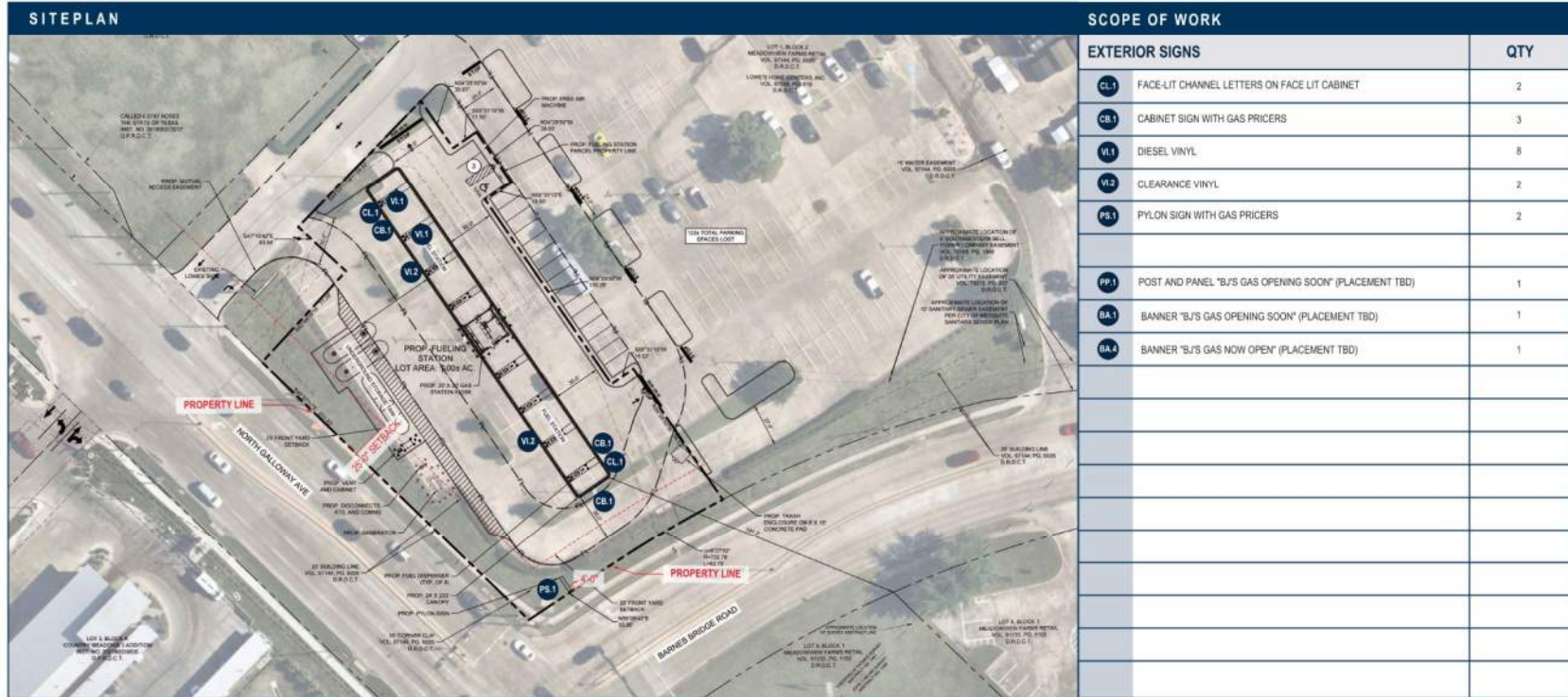
Kimley-Horn
2216 JOHN CARROLL FREEDMAN BLVD, SUITE 1000
DALLAS, TEXAS 75241
PHONE: 972.382.1000
WWW.KIMLEY-HORN.COM

WHOLESALE MEMBERSHIP CLUB
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

ZONING CONCEPT PLAN

SHEET NUMBER: EXH-B

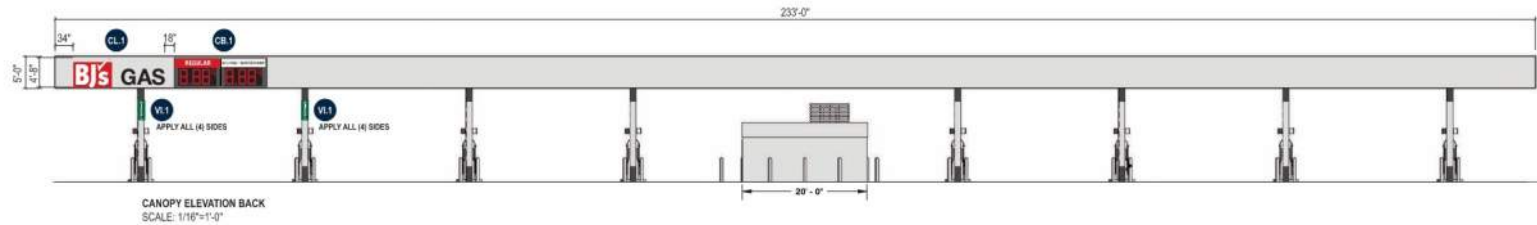
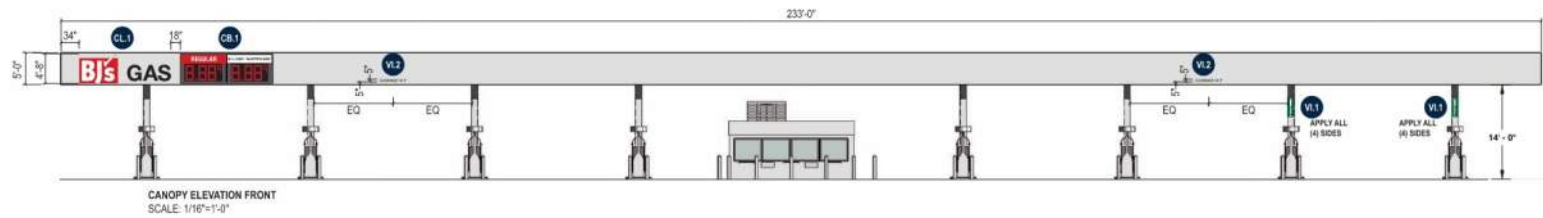
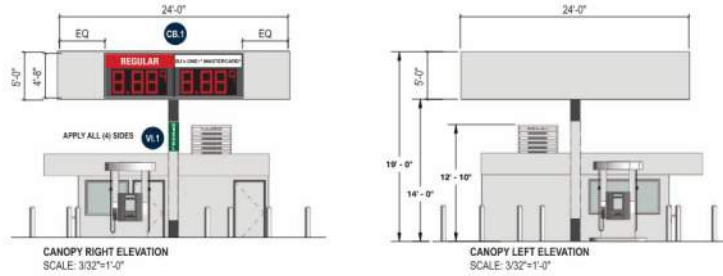
DATE	BY	REVISIONS





SCALE: 2" = 120'-0"

<p>JONES SIGN Your Vision. Accomplished. A Harsco Technologies Company</p>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ. MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER <h1>3.0</h1>
	<p>This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.</p>					

ELEVATIONS



 <p>JONES SIGN Your Vision. Accomplished. <small>A HEIDENHEIM COMPANY</small></p>	<p>JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES</p>	<p>REQUIRED:</p> <p><input checked="" type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p>		<p>BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150</p>	<p>SHEET NUMBER 4.0</p>
		<p>CLIENT APPROVAL _____ DATE _____</p>				

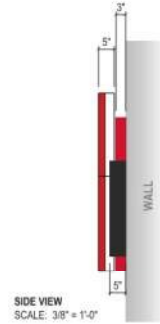
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CL.1 FACE LIT CHANNEL LETTERS ON FACE LIT CABINET SIGN (QTY 2)

SQUARE FOOTAGE: 67.3



FRONT VIEW
SCALE: 3/8" = 1'-0"

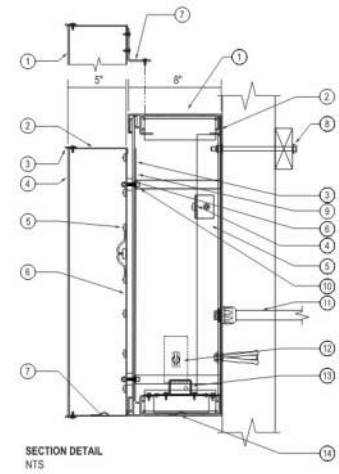


SIDE VIEW
SCALE: 3/8" = 1'-0"

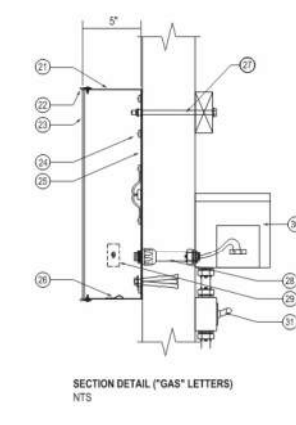


NIGHT VIEW
NTS

SPECIFICATIONS:	COLORS / FINISHES:
<p>CABINET:</p> <ol style="list-style-type: none"> 1. SIGACOMP K1922744 KIT INTERIOR PAINTED P-5, EXTERIOR PAINTED P-1 2. 260 ALUMINUM BACKS INTERIOR PAINTED P-5, EXTERIOR PAINTED P-1 3. 150 WHITE POLYCARBONATE WITH V-4 APPLIED FIRST SURFACE 4. GE TETRAMAX 24V RED LEDS 5. 1" X 2" X 1/2" ALUMINUM TUBE BRACKETS 6. 1/2" INSIDE DIA. SPACERS PAINTED P-2 7. FABRICATED SHIPPING BRACKET FOR "CHECKMARK" ATTACH TO CABINET & LETTER PRIOR TO SHIPPING WITH SELF-THREAD SCREWS (REMOVE PRIOR TO INSTALLATION) 8. 3/8" LAG BOLT OR THREADED ROD WITH BLOCKING (PROVIDED BY G.C.) AS REQUIRED BY WALL CONDITIONS 9. ATTACH CHANNEL LETTERS TO CABINET FACE WITH #9 ROUNDS. FENDER WASHERS BOTH SIDES 10. 1/2" FOC FACE BEHIND CABINET POLY FACE WELDED TO 1" X 1" X 1/8" ALUMINUM SQUARE TUBE SUPPORT TO INSIDE OF CABINET BACK 11. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL, 18" MIN WHP LENGTH FOR LOW VOLTAGE WIRE 12. POWER SWITCH 13. POWER SUPPLY 14. WEEP HOLE WITH LIGHT BAFFLE <p>BJ's LETTERS:</p> <ol style="list-style-type: none"> 1. "CHECKMARK" CHANNEL LETTER PROTRUDES ABOVE CABINET 2. 240 PRE-FINISHED WHITE ALUMINUM COIL RETURN INTERIOR PAINTED P-5 3. 1" PRE-FINISHED RED TRIM CAP 4. 150 WHITE POLYCARBONATE 5. ORMKO OBOGQ471W5 7100K GE TETRA MAX LED 6. ALUM LETTER BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE FOR MOUNTING - INTERIOR PAINTED P-5 7. WEEP HOLE WITH LIGHT BAFFLE <p>"GAS" LETTERS:</p> <ol style="list-style-type: none"> 21. 240 PRE-FINISHED BLACK ALUMINUM COIL RETURN INTERIOR PAINTED P-5 22. 1" PRE-FINISHED BLACK TRIMCAP 23. 150 WHITE POLYCARBONATE WITH V-4 FIRST SURFACE 24. LED GE TETRAMAX 24V 7100K (400L, LED'S REQUIRED WHEN USING DAY/NIGHT FILM) 25. ALUM BACKS WITH FENDER WASHERS BOTH SIDES 26. WEEP HOLE WITH LIGHT BAFFLE 27. MOUNTING TED BY CONDITIONS. BLOCKING (PROVIDED BY G.C.) AS REQUIRED 28. RIGID CONDUIT THROUGH WALL, 18" MIN WHP LENGTH FOR LOW VOLTAGE WIRE 29. POWER SWITCH 30. POWER SUPPLY BOX 31. DISCONNECT SWITCH AND POWER BY G.C. 	<p>"BJ's" CABINET WITH LETTERS</p> <ul style="list-style-type: none"> P-1 MP TO MATCH PMS 200C P-3 MP BLACK (SEMI GLOSS) P-5 MP WHITE LIGHT ENHANCEMENT V-1 3M 3730-53L CARDINAL RED VINYL <p>"GAS" LETTERS</p> <ul style="list-style-type: none"> P-5 MP WHITE LIGHT ENHANCEMENT V-4 3M 3635-222 DAY/NIGHT FILM



SECTION DETAIL
NTS

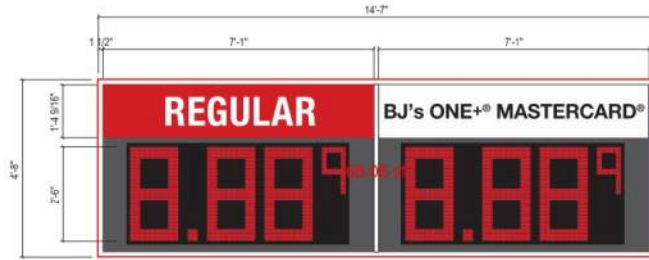


SECTION DETAIL ("GAS" LETTERS)
NTS

<p>JONES SIGN Your Vision. Accomplished. <small>A HERTZBERG COMPANY</small></p>	<p>JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p> <p>CLIENT APPROVAL _____ DATE _____</p>		<p>BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150</p>	<p>SHEET NUMBER 5.0</p>
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CB.1 FACE LIT CABINET SIGN WITH DIGITAL PRICE (QTY 3)

SQUARE FOOTAGE: 68



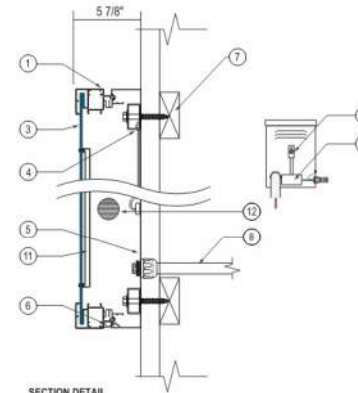
FRONT VIEW
SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"





NIGHT VIEW
NTS



SECTION DETAIL
NTS

NOTE:
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

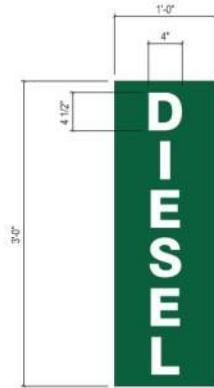
SPECIFICATIONS:	COLORS / FINISHES:
1. SIGNCOMP K202145 HINGEABLE EXTRUSION INTERIOR PAINTED P-5, EXTERIOR PAINTED P-2	 P-2 NP TO MATCH BENJAMIN MOORE SUPER WHITE
2. SIGNCOMP 2138 DIVIDER PAINTED P-2	 P-5 NP WHITE LIGHT ENHANCEMENT
3. 150 CLEAR POLYCARBONATE WITH V-1, V-3, V-7, V-8 SECOND SURFACE FOR GRAPHICS PANELS	 V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL
4. LED GE TETRA POWERMAX 24V 6500K	 V-3 3M 3032-22 BLACK VINYL
5. 3MM ACM BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE - INTERIOR PAINTED P-5.	 V-7 3M U3630-20 TRANSLUCENT WHITE
6. WEEP HOLE WITH LIGHT BAFFLE	 V-8 3M 220-41 DARK GRAY OPAQUE
7. MOUNTING TBD BY CONDITIONS, BLOCKING (PROVIDED BY G.C.) AS REQUIRED. (2) 1" X 2" X 125" HORIZONTAL BRACES FOR MOUNTING TO GAS STATION CANOPY.	
8. RIGID CONDUIT THROUGH WALL WITH 12" - 1" STUB BEYOND INSIDE WALL. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE	
9. POWER SWITCH	
10. POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX	
11. (2) DROP IN RED DIGITAL COLOR 30" NUMBER GAS PRICE MESSAGE BOARDS	
12. VENTS ON BOTH ENDS	

 JONES SIGN Your Vision. Accomplished. <small>A HERTZBERG COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER 6.0
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File No.: Z0126-0436
Zoning Change

VI.1 VINYL DIESEL FUEL SIGNS (QTY 8)

SQUARE FOOTAGE: 3



FRONT VIEW
 SCALE: 1" = 1'-0"



NIGHT VIEW
 NTS

SPECIFICATIONS:	COLORS / FINISHES:
1. VINYL DP-1	DP-1: DIGITALLY PRINTED VINYL WITH LUSTRE LAMINATE GREEN TO MATCH PMS 349C

 JONES SIGN Your Vision. Accomplished. <small>A HEINTZENBACH COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____	 BJ's Wholesale Club	BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER 7.0
		CLIENT APPROVAL _____ DATE _____				

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File No.: Z0126-0436
Zoning Change



VI.2 FUEL CANOPY CLEARANCE REFLECTIVE VINYL (QTY 2)

SQUARE FOOTAGE: 1.8



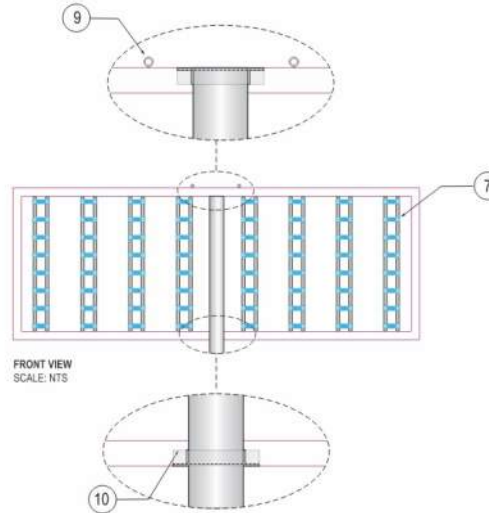
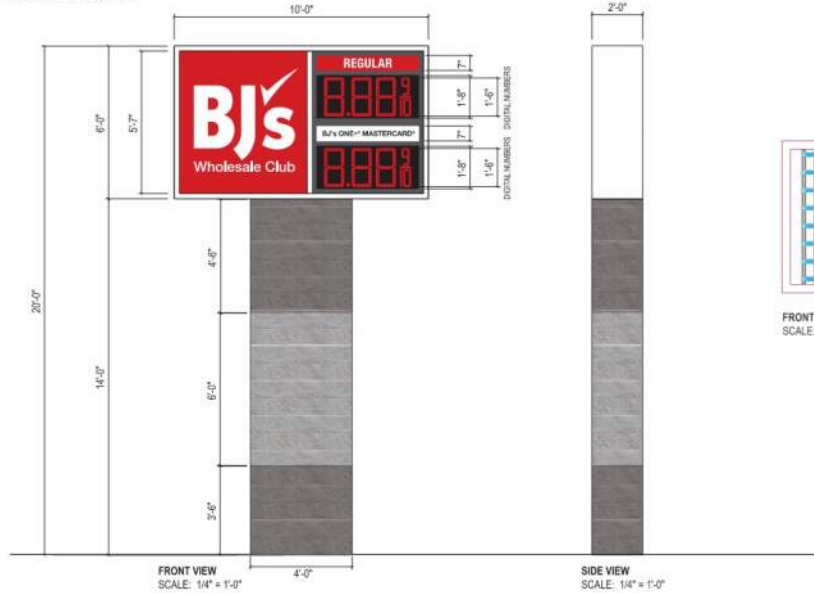
NIGHT VIEW
 NTS

SPECIFICATIONS:	COLORS / FINISHES:
1. 3M BLACK REFLECTIVE VINYL AFFIXED TO CANOPY V-5	 V-5 3M REFLECTIVE BLACK 680-85

 JONES SIGN Your Vision. Accomplished. <small>A HEIDTREKER COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	 BJ's <small>Wholesale Club</small>	BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER 8.0
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PS.1 D/F PYLON SIGN WITH GAS PRICERS (QTY 1)

SQUARE FOOTAGE: 60



NIGHT VIEW
NTS

NOTE:
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

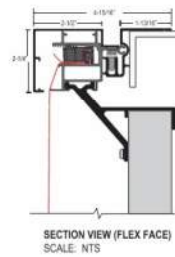
SPECIFICATIONS:

1. 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K214065 HINGEABLE FOR FACES PAINTED P-2
2. 200 ALUM. RETURN INSIDE PAINTED P-1 (OUTSIDE PAINTED P-2)
3. INTERIOR BRACING WHERE REQUIRED PAINTED P-2
4. 150 CLEAR POLYCARBONATE WITH V-8, V-7, V-3, W-1 APPLIED SECOND SURFACE (PRICER FACE), PRICERS MOUNTED TO INSIDE OF PAN FACE WITH CLINCH NUTS
5. FLEX FACE WITH V-1 APPLIED FIRST SURFACE (BJ'S FACE)
6. K214246 2.5" DUAL DIVIDER KIT
7. 7100K GE TETRASNAP LED'S
8. LED POWER SUPPLY
9. LIFTING EYES
10. POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
11. FOOTING (TO BE VERIFIED BY ENGINEERING)
12. (H) DROP IN RED DIGITAL COLOR 21" NUMBER GAS PRICE MESSAGE BOARDS
13. VENT ON BOTH ENDS, ACCESS PANEL ON NON STREET SIDE OF SIGN CABINET
14. REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE, 1" X 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER
15. CMU BASE M-1, P-7 & P-8

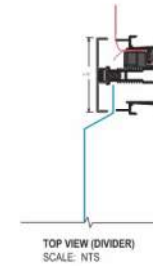
COLORS / FINISHES:

- P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
- P-5 MP WHITE LIGHT ENHANCEMENT
- P-7 MP TO MATCH EP HENRY #54N DARK GRAY
- P-8 MP TO MATCH EP HENRY #509 SP SILVER GRAY
- V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL
- V-3 3M 3630-22 BLACK
- V-7 3M L3830-20 TRANSLUCENT WHITE
- V-8 3M 220-41 DARK GRAY OPAQUE
- M-1 SPLIT FACE CMU BLOCK - ADAMS ECHELON 4104

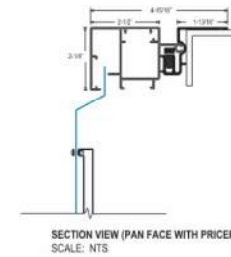
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ'S ON THE LEFT, PRICERS ON THE RIGHT



SECTION VIEW (FLEX FACE)
SCALE: NTS



TOP VIEW (DIVIDER)
SCALE: NTS



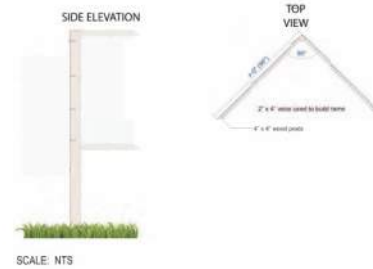
SECTION VIEW (PAN FACE WITH PRICERS)
SCALE: NTS

	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER 9.0
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File No.: Z0126-0436
Zoning Change

PP.1 TEMPORARY POST AND PANEL SIGN (QTY 1)

SQUARE FOOTAGE: 32



SPECIFICATIONS:	COLORS / FINISHES:								
<ol style="list-style-type: none"> 1/4" WHITE DIBOND PANEL ATTACHED TO 2" X 4" WOOD FRAME VINYL GRAPHICS V-1, V-2, V-3 APPLIED TO FACE(S) BACKGROUND OF BJ'S GAS PAINTED P-4 4" X 4" PRESSURE TREATED WOOD POSTS MOUNTING SCREWS WITH FENDER WASHERS TO ATTACH PANEL TO POSTS 3MM WHITE ACM WITH V-3 "NOW OPEN" LETTERS ATTACHED WITH PAN-HEAD SCREWS 	<table border="0"> <tr> <td> V-1</td> <td>3M 3730-53L CARDINAL RED VINYL</td> </tr> <tr> <td> V-2</td> <td>3M WHITE</td> </tr> <tr> <td> V-3</td> <td>3M 3032-22 BLACK VINYL</td> </tr> <tr> <td> P-4</td> <td>MP TO MATCH SHERWIN WILLIAMS 7057 CITY SCAPE</td> </tr> </table>	 V-1	3M 3730-53L CARDINAL RED VINYL	 V-2	3M WHITE	 V-3	3M 3032-22 BLACK VINYL	 P-4	MP TO MATCH SHERWIN WILLIAMS 7057 CITY SCAPE
 V-1	3M 3730-53L CARDINAL RED VINYL								
 V-2	3M WHITE								
 V-3	3M 3032-22 BLACK VINYL								
 P-4	MP TO MATCH SHERWIN WILLIAMS 7057 CITY SCAPE								
<p>NOTE: VERIFY PLACEMENT PRIOR TO INSTALL</p>									


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File No.: Z0126-0436
Zoning Change

BA.1 BANNER (QTY 1)
 SQUARE FOOTAGE: 32



SPECIFICATIONS:	COLORS / FINISHES:
1. 13 OZ. WHITE BANNER MATERIAL WITH DP-1 GRAPHICS 2. (8) GROMMETS AS SHOWN	DIGITAL DP-1 DIGITAL PRINT

JONES SIGN Your Vision. Accomplished. <small>A HEIDTREX COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER <h1 style="font-size: 2em;">11.0</h1>
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File No.: Z0126-0436
Zoning Change

BA.2 BANNER (QTY 1)

SQUARE FOOTAGE: 32





FRONT VIEW
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

1. 13 OZ. WHITE BANNER MATERIAL WITH DP-1 GRAPHICS
2. (8) GROMMETS AS SHOWN

COLORS / FINISHES:

 DP-1 DIGITAL PRINT

 JONES SIGN Your Vision. Accomplished. <small>A HEINTZMAN COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER <h1 style="margin: 0;">12.0</h1>
		OTHER: _____ _____				

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0326-0442
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Elizabeth Douglas, Planner

PUBLIC HEARING

Planning and Zoning Commission: Monday, March 23, 2026
 City Council: Monday, April 6, 2026

GENERAL INFORMATION

Applicant: William Hart, Pleasant Grove Community Baptist Church
 Requested Action: Zoning change from General Retail to General Retail with a Conditional Use Permit to allow Child Day Care Services.
 Property Owner: Pleasant Grove Community Baptist Church
 Location: 3216 Military Parkway

SITE BACKGROUND

Legal Description: Pleasant Grove Community Baptist Church, Block A Lot 1R
 Size: 4.62 acres
 Zoning: GR - General Retail
 Existing Land Use: Church
 Future Land Use: Neighborhood Retail
 Zoning History: 1951: Annexed and zoned Residential
 1962: Zoning changed to Local Retail
 1973: Zoning changed to General Retail

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	I – Industrial within the Skyline Logistics Hub	Convenience Store with Fueling Stations / 7-Eleven; Skyline Commercial Park
SOUTH:	City of Dallas	Single Family Residence
EAST:	GR- General Retail / SS- Service Station	Family Dollar, Vacant lot / Valero Fueling Station
WEST:	General Retail / City of Dallas	Chevron Fueling Station / Single Family Residence

CASE SUMMARY

The applicant, William Hart, on behalf of Pleasant Grove Community Baptist Church, is requesting approval of a Conditional Use Permit (CUP) to operate a Child Day Care Center within a portion of a new multi-space standalone building located at 3216 Military Parkway, behind the existing church facility. The proposed Child Day Care Center will occupy 4,118 square feet of the building.

The applicant previously received site plan approval for a building consisting of a 2,922-square-foot daycare and a 2,922-square-foot event center. During the building permit review process, staff identified that a CUP had not been obtained for the daycare use. Staff coordinated with the applicant to bring the request forward in accordance with standard review timelines.

The applicant is now proposing to increase the building size to 4,118 square feet for the daycare and 5,077 square feet for the event center, for a total of 9,441 square feet. As this differs from the previously approved site plan, a revised site plan will be required for review and approval. The Planning and Zoning Commission's action on the CUP should be based on the proposed building sizes reflected in the updated plan.

Representatives from the church have worked with City staff throughout the development process to ensure compliance with applicable City ordinances. The proposed event center will remain under 6,000 square feet, which is permitted in the General Retail zoning district as a minor reception facility in accordance with the City's Zoning Ordinance (Section [insert section number]). Any approval of the CUP will be subject to final site plan review and compliance with all City development standards, including review by Fire and Building officials to confirm compliance with occupancy load, egress, and parking requirements for the combined uses.

According to the applicant's letter of intent, the daycare will provide infant, toddler, preschool, and pre-kindergarten programs in a faith-based learning environment. The facility is proposed to include seven classrooms and serve up to 90 children at full capacity. This enrollment is subject to state licensing requirements and maximum capacity limits established by the Texas Health and Human Services Commission.

The church will directly manage and operate the daycare and will be responsible for hiring staff and overseeing daily operations. Staff has confirmed with the applicant that all employees will be required to meet certification and training requirements established by the State of Texas. If approved, the applicant must also comply with all applicable state licensing requirements, as well as City building, fire, and landscaping regulations prior to the daycare becoming operational.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Neighborhood Retail on the Future Land Use map. The vision for a Neighborhood Retail area is to provide a variety of retail and personal service businesses that meet the daily needs of the residents.

STAFF COMMENTS:

The proposed CUP to allow a child day care center at this location is consistent with the Mesquite Comprehensive Plan. The plan's Neighborhood Retail designation supports uses that provide convenient goods and services to surrounding residential areas, including personal and community services (Chapter 2, p. 43). Child care is an essential daily need, and the surrounding residential neighborhoods would be well-served by the proposed use.

MESQUITE ZONING ORDINANCE

SECTION 5-310.N: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes public health, safety, and welfare.

STAFF COMMENTS: *The proposed child day care center will provide childcare services to families within the surrounding community in a regulated environment that must comply with all applicable State licensing requirements and City building and fire codes. These requirements help ensure that the facility operates in a safe and secure manner. As such, the proposed use promotes public health, safety, and general welfare.*

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

STAFF COMMENTS: *The proposed CUP is consistent with the goals and policies of the Mesquite Comprehensive Plan, which encourages the development of community-serving uses that support surrounding neighborhoods. The proposed daycare will provide a service that supports nearby residents and working families.*

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

STAFF COMMENTS: *The proposed daycare supports the City Council's 2025–2026 Strategic Goal 4.5 to cultivate a robust pool of skilled workers and stakeholder partnerships by providing childcare services that support workforce participation and neighborhood stability.*

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

STAFF COMMENTS: *The proposed CUP will not create any non-conformities.*

5. The compatibility with the existing use and zoning of nearby property such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

STAFF COMMENTS: *Staff does not believe the proposed CUP will be injurious to the use and enjoyment of nearby properties. The proposed daycare will operate within an existing church property and is compatible with surrounding uses. Additionally, staff has confirmed the site design and building placement adequately address potential concerns regarding the proximity of nearby industrial activity by providing appropriate separation (e.g. 150-foot buffer) between the daycare area and adjacent properties. Staff does not anticipate the use will substantially diminish property values within the immediate vicinity.*

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

STAFF COMMENTS: *The surrounding area consists primarily of established development, including residential neighborhoods and community-serving uses. The proposed daycare is consistent with the existing development pattern and complements the surrounding land uses.*

7. 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 CUP were adopted.

STAFF COMMENTS: *Staff has verified adequate public facilities and services are available to serve the proposed development. Existing utilities, roadway access, drainage infrastructure, and emergency services are in place and are expected to adequately accommodate the proposed daycare use.*

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

STAFF COMMENTS: *The site contains an existing parking lot that is expected to provide sufficient parking for the proposed daycare use. In accordance with Section 3-405 of the Mesquite Zoning Ordinance, daycare centers require one parking space per 500 square feet of floor area. Staff has verified the existing parking supply meets or exceeds this requirement (required: 19 spaces; provided: 28). Additionally, the site plan for initial 7,441-square-foot building has been reviewed by City staff, including Traffic Engineering and Fire, to ensure adequate circulation and spacing to accommodate pick-ups and drop-offs associated with the daycare use. Staff has also reviewed the proposal to increase the building to 9,441 square feet to ensure compliance.*

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

STAFF COMMENTS: *City staff does not anticipate offensive lighting, odor, noise, fumes, dust, or vibrations that would constitute a nuisance or violate the Mesquite City Code, including the Mesquite Zoning Ordinance.*

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSION

STAFF ASSESSMENT

The proposed Conditional Use Permit (CUP) is consistent with the goals and policies outlined in the Mesquite Comprehensive Plan and warrants approval. Staff finds that the request appears to meet the criteria for approval of a Conditional Use Permit. The proposed child day care center is not expected to negatively impact surrounding businesses or residential uses. Additionally, the location is well-suited to provide childcare services to nearby neighborhoods and the surrounding community.

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request with stipulations
or
2. Recommend denial of the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of March 17, 2026, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Application Materials

ATTACHMENT 1 – AERIAL MAP

Aerial Map

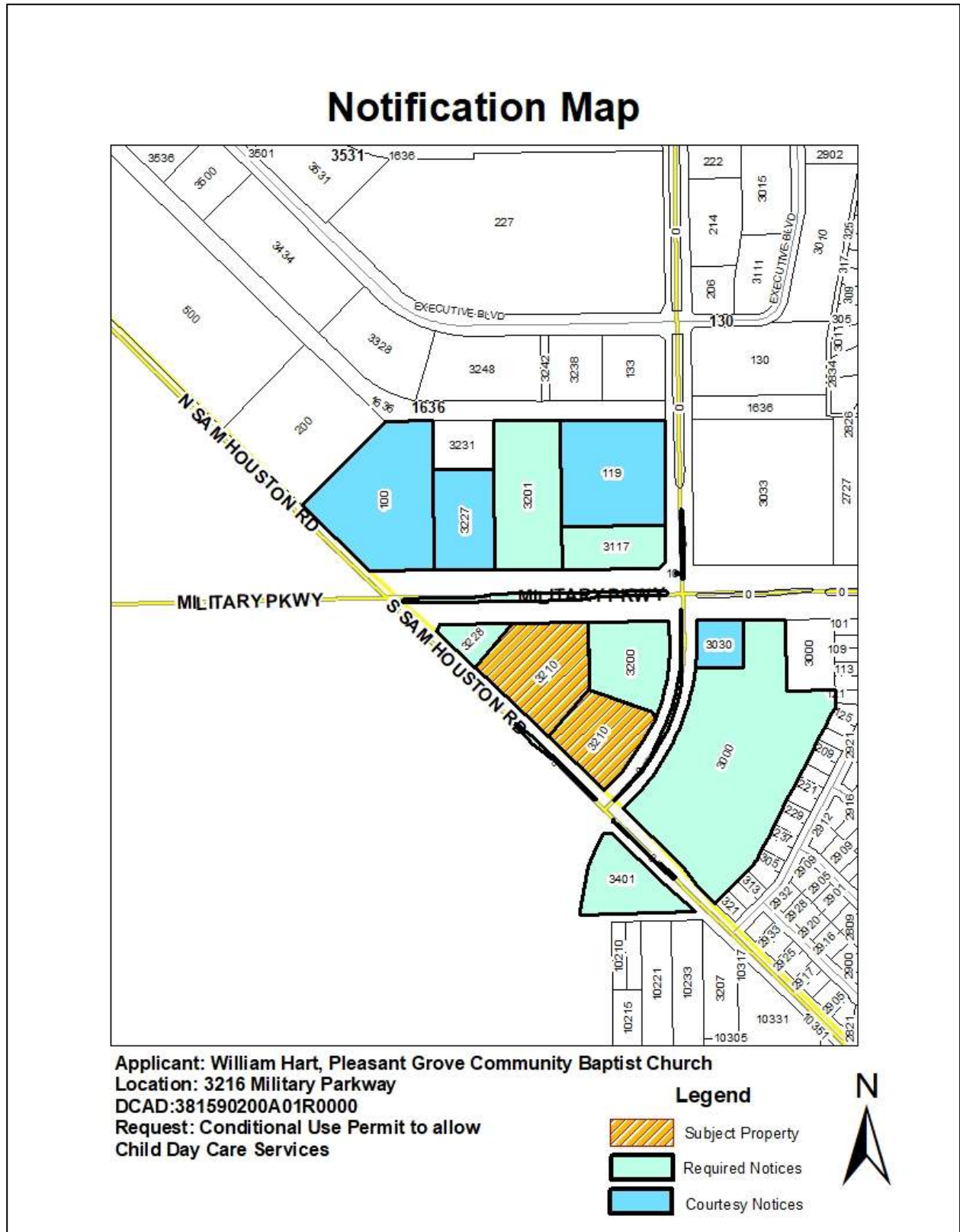


3216 Military Parkway

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP









ATTACHMENT 3 – ZONING MAP

Zoning Map



Property Address - 3216 Military Parkway

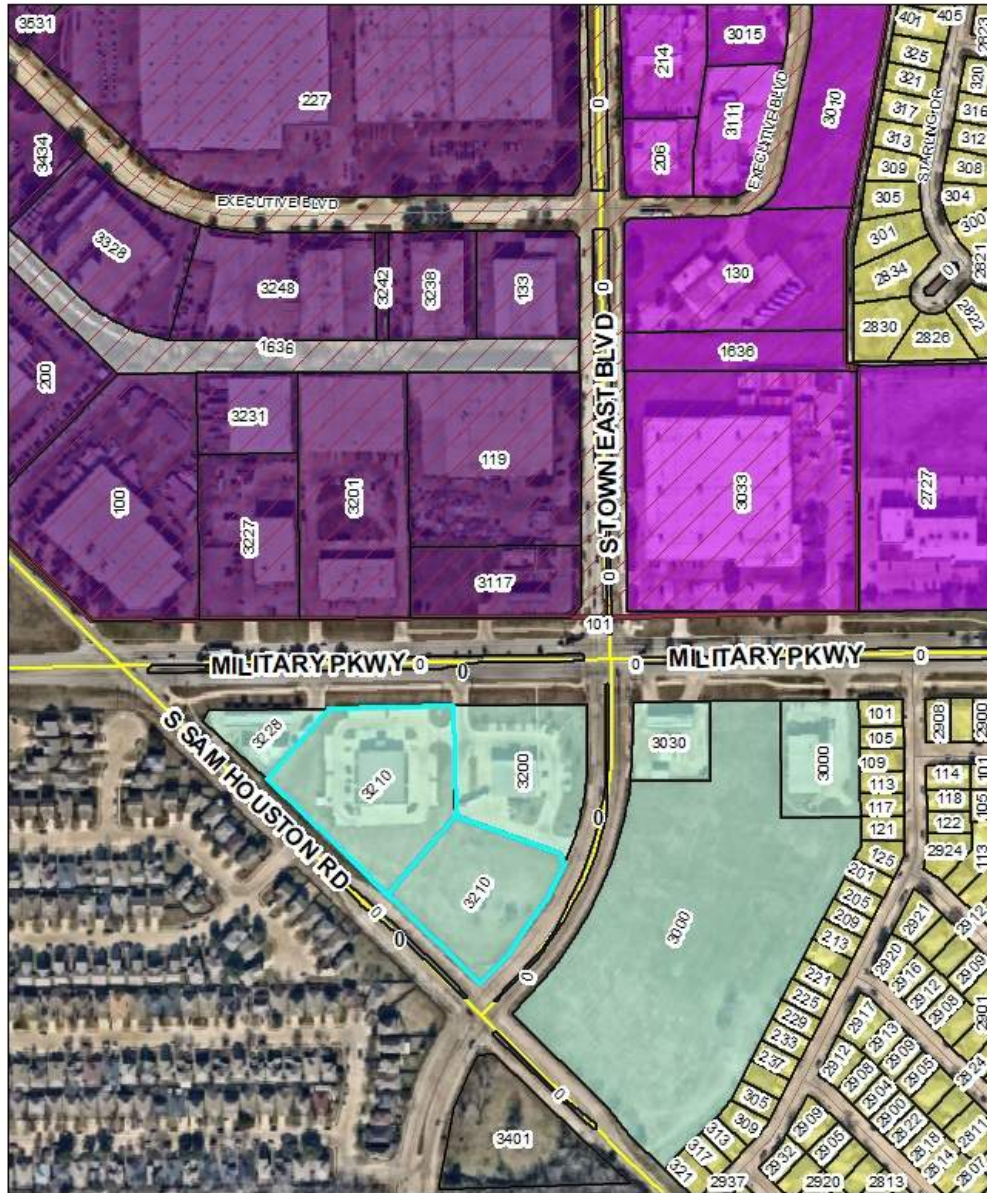
Legend - Base Zones

- | | | | | | |
|---|--------------------|---|------------|---|---------------------------|
|  | Subject Properties |  | Industrial |  | Service Station |
|  | General Retail |  | Office |  | Single Family Residential |



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 3216 Military Parkway

Legend

-  Subject Property
-  Heavy Industrial
-  Low Density Residential
-  Light Industrial
-  Neighborhood Retail



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property

ATTACHMENT 5 – SITE PHOTOS



Aerial view (Military Parkway) of subject property



Rear/Side view of subject property, proposed Child Day Care/ Event Center area

ATTACHMENT 6 – APPLICATION MATERIALS

MESQUITE | City of Mesquite
T E X A S | Conditional Use Permit
Real. Texas. Flavor. | Packet

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

Application Checklist

Completed Application Statement of Intent and Purpose Zoning Exhibits A & B

Owner Authorization (page 6) Application Fee*

**Fee will be assessed at time of application submittal (\$1,000/\$1,250).*

Property Information

General Location: Military Pkwy and N. Masters- Sam Houston

Physical Address: 3216 Military Pkwy City, State: Mesquite, Texas

Zip Code: 75249

Platted: Yes No (If yes, fill in information below)

Subdivision: _____ Block: A Lot: 1R

Applicant Information – The person filling out the application

First Name: William Last Name: Hart

Phone Number: Mesquite, Tx 75149 Email Address: [REDACTED]

Company Name: _____

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

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

First Name: George W. Last Name: Sneed

Phone Number: [REDACTED] Email Address: [REDACTED]

Mailing Address: 3210 Military Pkwy City, State: Mesquite, Tx
(If different from physical address)

Zip Code: 75149

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ATTACHMENT 6 – APPLICATION MATERIALS

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural R-1 – Single Family R-1A – Single Family R-2 – Single Family
 R-2A – Single Family R-3 – Single Family D – Duplex Multifamily (less than 25 units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Non-Residential Zoning Districts

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: Daycare and Event Center _____

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

1. The Pleasant Grove Community Baptist Church proposed new facility will consist of a full-time daycare and an event center to support the community.

2. The property currently functions as an active church, which was completed in April 2024.

3. The Daycare and Event Center will provide services for the church members and surrounding community.

Because the City of Mesquite is ever changing, the PGCBC plans to provide more services to the city as it continues to grow by providing a new facility that will provide and aide the city by incorporating the needs and desires of the community first by understanding the realities of infrastructure needs and orderly growth.

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ATTACHMENT 6 – APPLICATION MATERIALS

Submission of this completed form is a part of the Conditional Use Permit Application. All items must be checked off prior to submitting for review. If the applicant deems an item to be "Not Applicable" (N/A) to the proposed development, please mark N/A. Using a separate sheet, state why an item is not applicable.

EXHIBIT A – Legal Description

Complete N/A Digital PDF copy of the Legal Description (metes and bounds) of the area encompassing the zoning request.

OR

¹ Subdivision description of platted property or properties. Disclaimer: This method may not be used if the requested zoning change is for a portion of a lot, or unplatted property.

EXHIBIT B – Zoning Concept Plan

Complete N/A A title block in the lower right corner that includes project name, case number, subdivision name, lot and block, or survey name, abstract number, Dallas or Kaufman County, submission date, and a log of submittal/revision dates since submitted to the City.

Complete N/A 3 Names, addresses and phone numbers of owner, applicant and surveyor.

Complete N/A 4 Written and bar graph scale and north arrow are indicated. (North shall be oriented to the top or left side of the sheet)

Complete N/A 5 Legend, if abbreviations or symbols are used.

Complete N/A 6 Location/vicinity map showing the location of the subject property. Indicate scale or not to scale (NTS) and provide north arrow.

Complete N/A 7 Site boundaries, bearings and dimensions, site acreage and square footage.

Complete N/A 8 Subdivision name, zoning, future land use plan designation, recording information, and land use description of property adjacent to the subject property.

Complete N/A 9 Assignment of use to specific areas within the plan.

Complete N/A 10 Site Data Summary Table, including:

- Proposed Use(s) (with type, number, and acreage)
- Existing Zoning District
- Gross Site Area (ac. & sq. ft.)
- Lot Coverage
- Maximum Height (in ft. & stories)
- Required Landscape Area (ac. & %)
- Provided Landscape Area (ac. & %)
- Parking Spaces Ratio by Use
- Parking Spaces Required
- Parking Spaces Provided
- Percentage of Open Space

Complete N/A 11 Building sites (including maximum building size density, heights, lot coverage and use restrictions as appropriate).

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ATTACHMENT 6 – APPLICATION MATERIALS

<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	12	Area, use and approximate location of existing and proposed structures. Existing structures to remain should be included.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	13	Existing streets and thoroughfares, indicate whether public or private.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	14	Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	15	Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier-free ramps.
<u>The following items may be applicable for new development or redevelopment of a property. Please confirm with the assigned Case Manager.</u>			
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	16	Natural features including tree masses, drainage ways, and creeks
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	17	Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of the lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site."
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	18	Proposed reclamation of floodplain area(s), if applicable, with acreage.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	19	Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	20	Existing or proposed easements (utility, drainage, visibility and maintenance, etc.).
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	21	Proposed detention areas.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	22	Conceptual detail of landscaping including total open space area in square feet and percentage of total site area.

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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 Conditional Use Permit Application.

Property Owner: George W. Sneed Phone Number: [REDACTED]

Address: 3210 Military Pkwy;

Mesquite, Tx 75149


Email Address: [REDACTED]

Signature: 

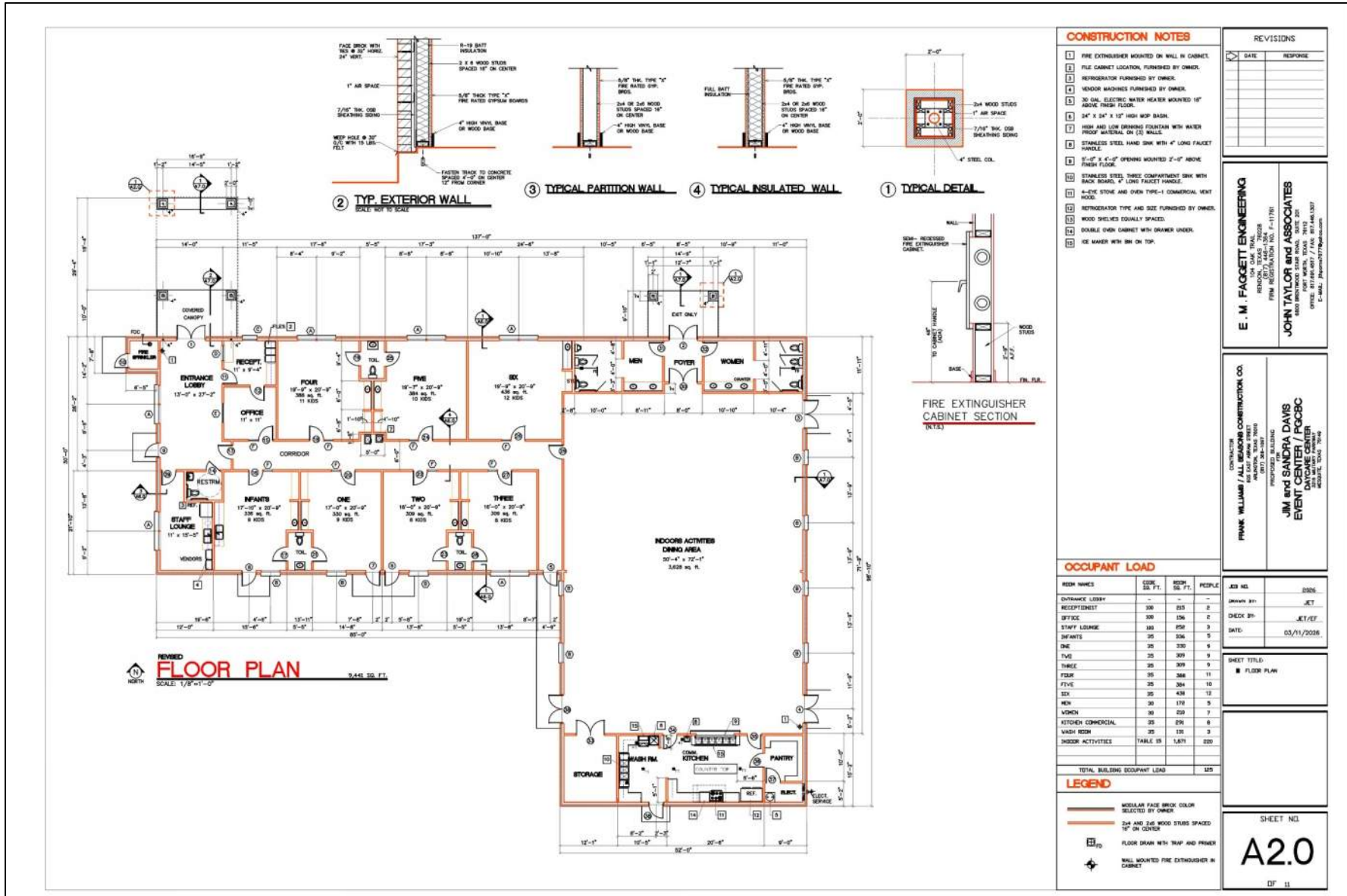
Each property owner must complete a separate authorization form

OWNER AUTHORIZATION

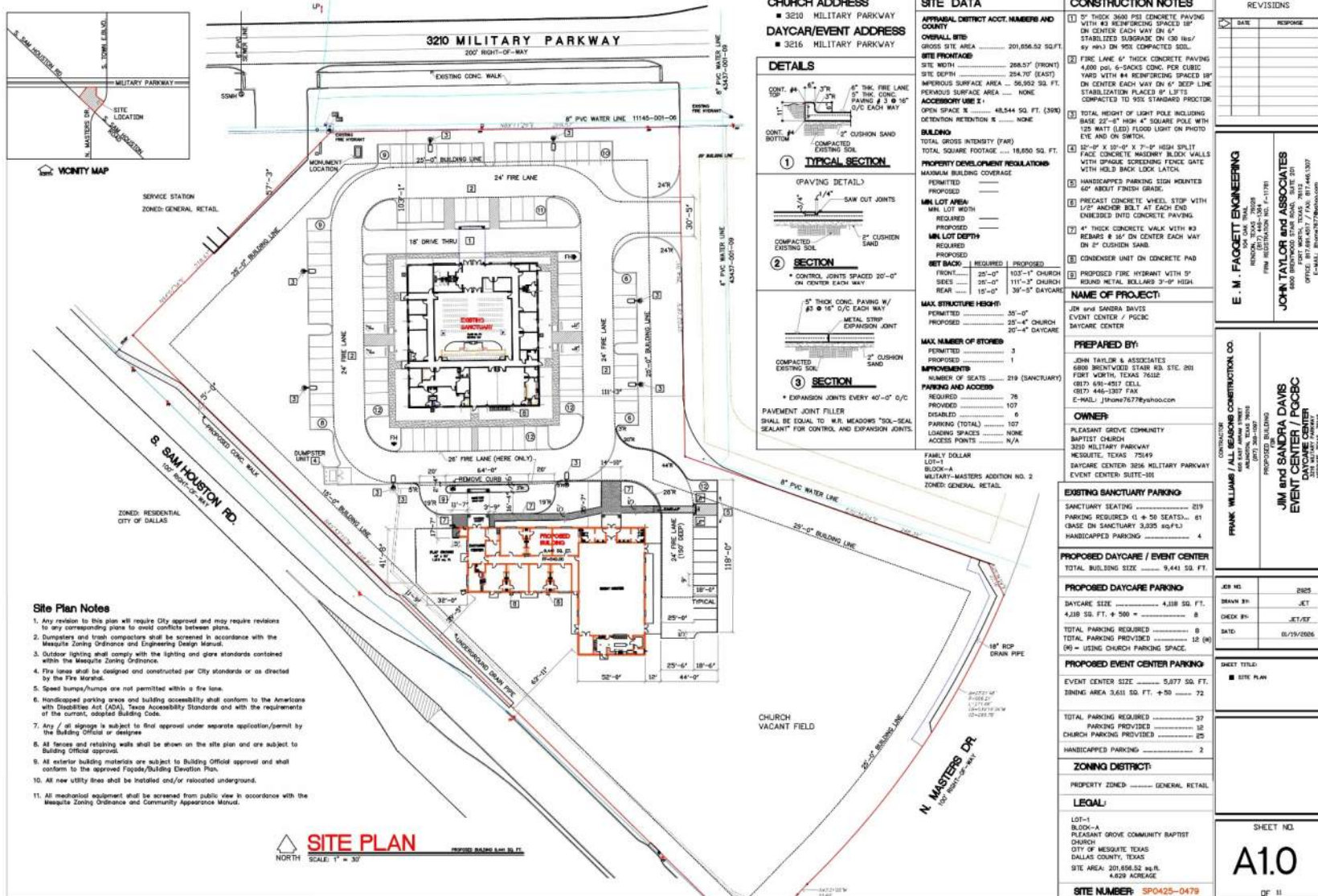
1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
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4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

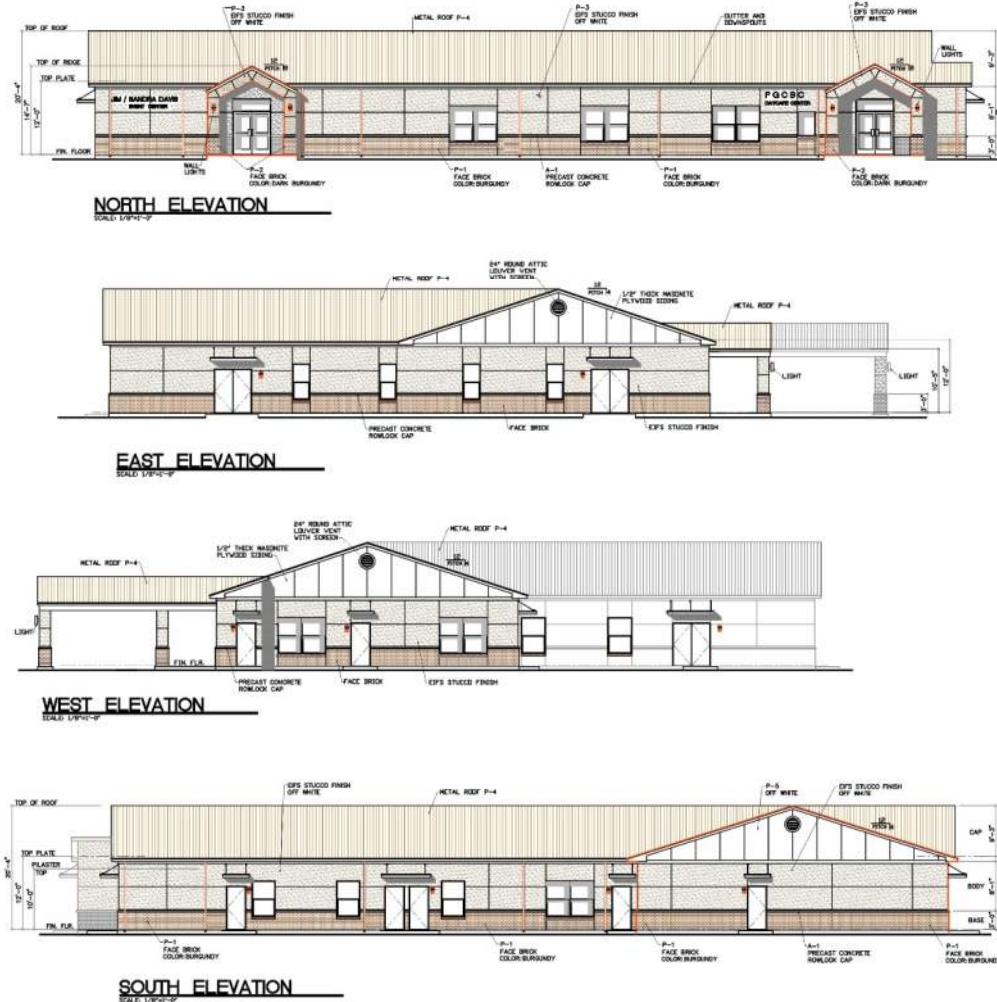
Property Owner: William L. Hart Phone Number: [REDACTED]
Address: 3210 Military Pkwy;
Mesquite, Tx 75149 Email Address: [REDACTED]
Signature: 

Each property owner must complete a separate authorization form



ATTACHMENT 6 – APPLICATION MATERIALS





REVISIONS	
NO.	DATE

E. M. FAGGETT ENGINEERING
 1001 W. 10TH ST. SUITE 200
 AMARILLO, TEXAS 79206
 PHONE: 807-764-2000
 FAX: 807-764-2001

JOHN TAYLOR AND ASSOCIATES
 1801 W. 10TH ST. SUITE 200
 AMARILLO, TEXAS 79206
 PHONE: 807-764-4007 / FAX: 807-764-4007
 E-MAIL: JTA@JTAENGINEERS.COM

FRANK WILLIAMS / ALL REMEDIOS CONSTRUCTION CO.
 1001 W. 10TH ST. SUITE 200
 AMARILLO, TEXAS 79206
 PHONE: 807-764-2000
 FAX: 807-764-2001

JIM and SANDRA DAVIS
EVERETT CENTER / COCBC
 1001 W. 10TH ST. SUITE 200
 AMARILLO, TEXAS 79206
 PHONE: 807-764-4007 / FAX: 807-764-4007
 E-MAIL: JTA@JTAENGINEERS.COM

DANIEL TARRANT ARCHITECT 1482
 LOCATION ON ORIGINAL TOWN MEASURE 24-158

JES: MC	03/25
BROWN: SH	JET
CHECK BY:	JET/JEF
DATE:	01/19/2026

SHEET TITLE:
 ■ EXTERIOR ELEVATIONS



SHEET NO.
A3.0
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