



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
June 9, 2025 - 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 May 27, 2025, Planning and Zoning Commission meeting.

4. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by Lilian Estates for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

PUBLIC HEARINGS

The City Council may approve 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.

5. ZONING APPLICATION NO. Z0325-0388.

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to revise the boundaries of the Utilities future land use designation and a zoning change from Light Commercial and R-3, Single Family Residential to PD – Light Commercial with modified development standards to allow an expansion of the electric substation at 200 and 427 Gross Road.

6. ZONING APPLICATION NO. Z0425-0389.

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a zoning change from PD – Commercial (Ord. 1643) to PD – Commercial to allow a convenience store with limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-ft separation requirement from a residential district located at 4444 N. Galloway Ave.

DIRECTOR'S REPORT

7. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on June 2, 2025.

8. 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, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on June 9, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by June 6, 2025, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning

MINUTES**May 27, 2025****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 MEMBER NAME	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☐ Present In-Person ☒ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☐ Present In-Person ☒ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☒ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Debbie Screws	☒ Present In-Person ☐ Absent (* Attendance Required: ☐ No ☒ Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
Ti'Ara Clark	Planner	☒ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order 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 May 12, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes; Commissioner Screws seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0425-0393.**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0393 submitted by Uptown Cheapskate LLC, for a zoning change from PD – Commercial (Ord. 4653) within the TERRA Overlay to PD – Commercial (Ord. 4653) within the TERRA Overlay with a Conditional Use Permit to allow the sale of used clothing as a permitted use at 1645 N Town East Blvd, Unit 503.

Planner Ti'Ara Clark presented to the Commission.

DISCUSSION

There was no discussion.

APPLICANT

John Droblyn, 16178 CR 413, Lindale, TX, spoke to the Commission on behalf of the Applicant, explaining the business model.

DISCUSSION

There were discussions regarding: the brands and types of clothing that would be sold; the number of employees; the business hours as well as the buying/selling process. Concerns related to the sanitization of clothing/footwear items were also discussed.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Cumby to approve the application with staff recommendations; Commissioner Screws seconded the motion.

The motion carried 7-0.

DIRECTOR'S REPORT

5. Manager of Planning and Zoning Garrett Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on May 19, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0380, submitted by Bhadresh Trivedi, Dosti Partners LLC, for a change of zoning from Agricultural to Planned Development - Commercial with modified development standards to allow a flex office development with uses permitted in the Commercial zoning district with no outdoor storage located at 5801 Shannon Road (DCAD Address - 5800 Shannon Road). (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5168.**

6. Discuss training topics and options for the Planning and Zoning Commission.
The discussion on this item was delayed due to the absence of two Commissioners.

The next meeting will be held on Monday, June 9, 2025.

Chairwoman Teferi adjourned the meeting at 7:37 p.m.

Chairwoman Soira Teferi



PLANNING AND ZONING DIVISION

FILE NUMBER: Polo Ridge
REQUEST FOR: Elevation Approval for Lillian Homes for Polo Ridge
CASE MANAGER: Garrett Langford, Assistant Director of Planning and Development Services

GENERAL INFORMATION

Applicant: Lillian Homes
Requested Action: Approval of elevation of single-family homes pursuant to the Polo Ridge Development Agreement submitted by First Texas Homes
Location: The subject property is generally located southeast of IH-20 and FM 740, near the East Fork of the Trinity River, with direct frontage on FM 2757.

SITE BACKGROUND

Platting: The subject property is not platted. Final platting will be required.
Size: The subject property includes approximately 805.79 acres of land.
Zoning: Planned Development Ordinances No. 4766 and No. 5004
Future Land Use: Trinity Pointe Special Planning Area
Zoning History: 2020 – Annexed and zoned Agricultural
2020 – Rezoned to Planned Development Ordinance No. 4766
2023 – Planned Development Ordinance No. 5004 (Amended Ordinance No. 4766)

Surrounding Zoning and Land Uses (See Attachment 2):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	AG, Agricultural and PD Single Family	Lakeside RV Park and undeveloped land
SOUTH:	Kaufman County (outside of the City of Mesquite jurisdiction)	Undeveloped
EAST:	Mesquite ETJ	Single family and undeveloped land
WEST:	Kaufman County (outside of City of Mesquite jurisdiction)	Single family home and undeveloped land

CASE SUMMARY

The Polo Ridge development is a master-planned community with a large-scale residential (single-family detached) component, including 1007 single-family lots ranging in different lot and house sizes. A Development Agreement was approved for Polo Ridge Ranch via Resolution 15-2018 in March of 2018. The Development Agreement includes agreed-upon development standards, a concept plan, right-of-way standards, drainage standards, and various other standards for public infrastructure and improvements, including the creation of a new public improvement district to fund part of the development's infrastructure. City Council approved the PD for Polo Ridge in March 2020 under Ordinance 4766. City Council recently approved an amendment to the Polo Ridge PD on February 2, 2023, to adjust the setbacks on the 80-ft wide lots.

While the City can no longer enforce architectural standards through a zoning ordinance, it can enforce such requirements through a Development Agreement. The Polo Ridge Development Agreement includes the following requirements.

Anti-Monotony. No front elevation of a single-family structure, including its mirror image, shall be repeated any more often than once every eight (8) lots. Prior to obtaining the first building permit for a single-family structure, a builder shall submit to the City for review and approval by the Planning and Zoning Commission a palette of proposed elevations and façade materials indexed by floor plan. Each building permit application shall identify by index number the floor plan and elevation of the structure to be built.

Staff will enforce the anti-monotony requirement noted above; however, the elevations from each builder must be pre-approved by the Planning and Zoning Commission. One of the builders for Polo Ridge, First Texas Homes, has submitted their palette of proposed elevations for Polo Ridge for the Commission's review and approval. The Development Agreement does not stipulate any other architectural requirement beyond what is stated above other than that the rear facades of the homes that back up to FM 2757 or Kelly Road shall consist of 100% architectural-faced, unitized masonry.

The builder previously received approval for their elevations in May 2023; however, they would like to add another elevation, as shown in Attachment 2.

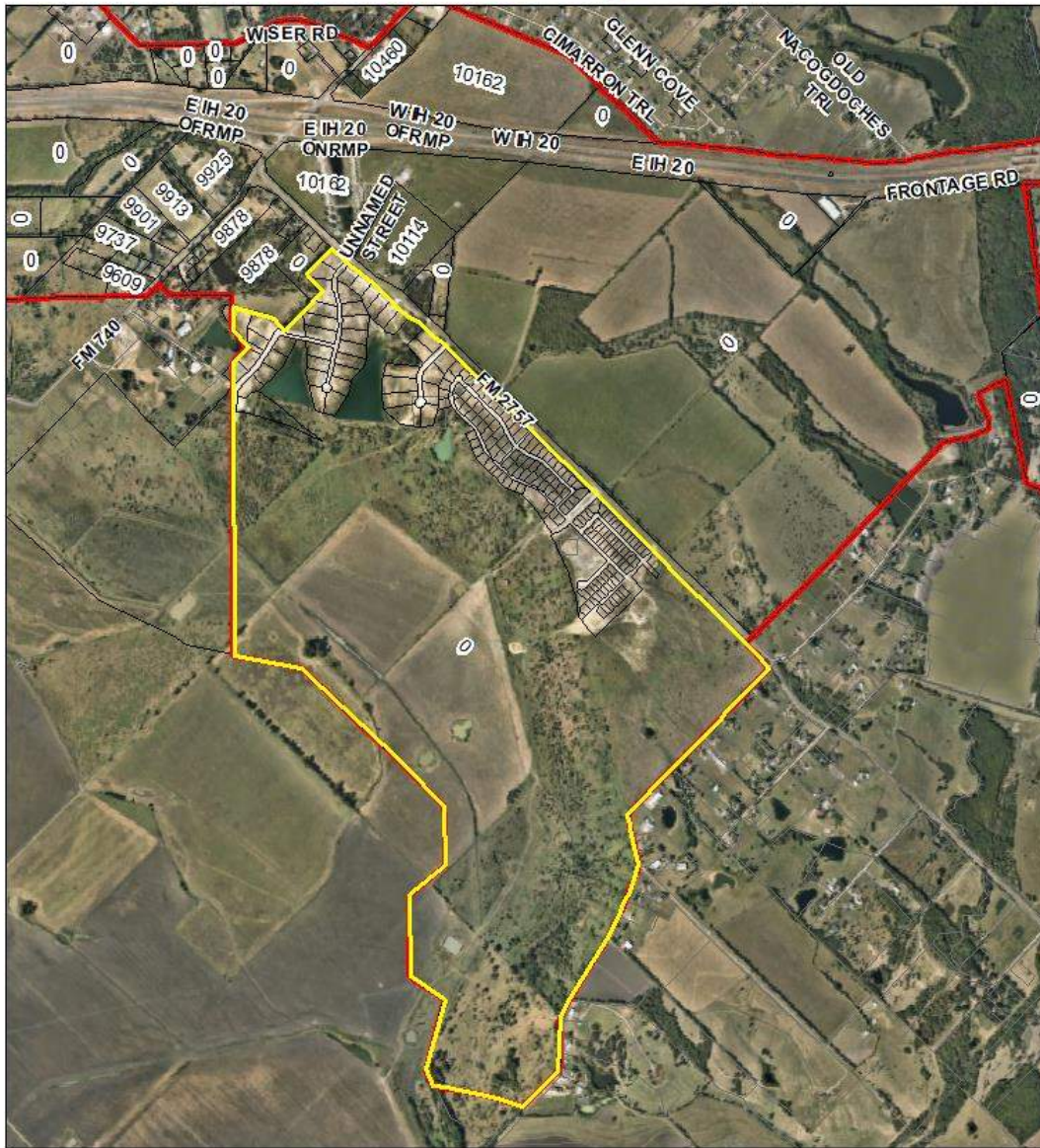
RECOMMENDATION

Staff recommends approval of the request.

ATTACHMENTS

1. Aerial Map
2. First Texas Home Proposed Elevation

Aerial Map

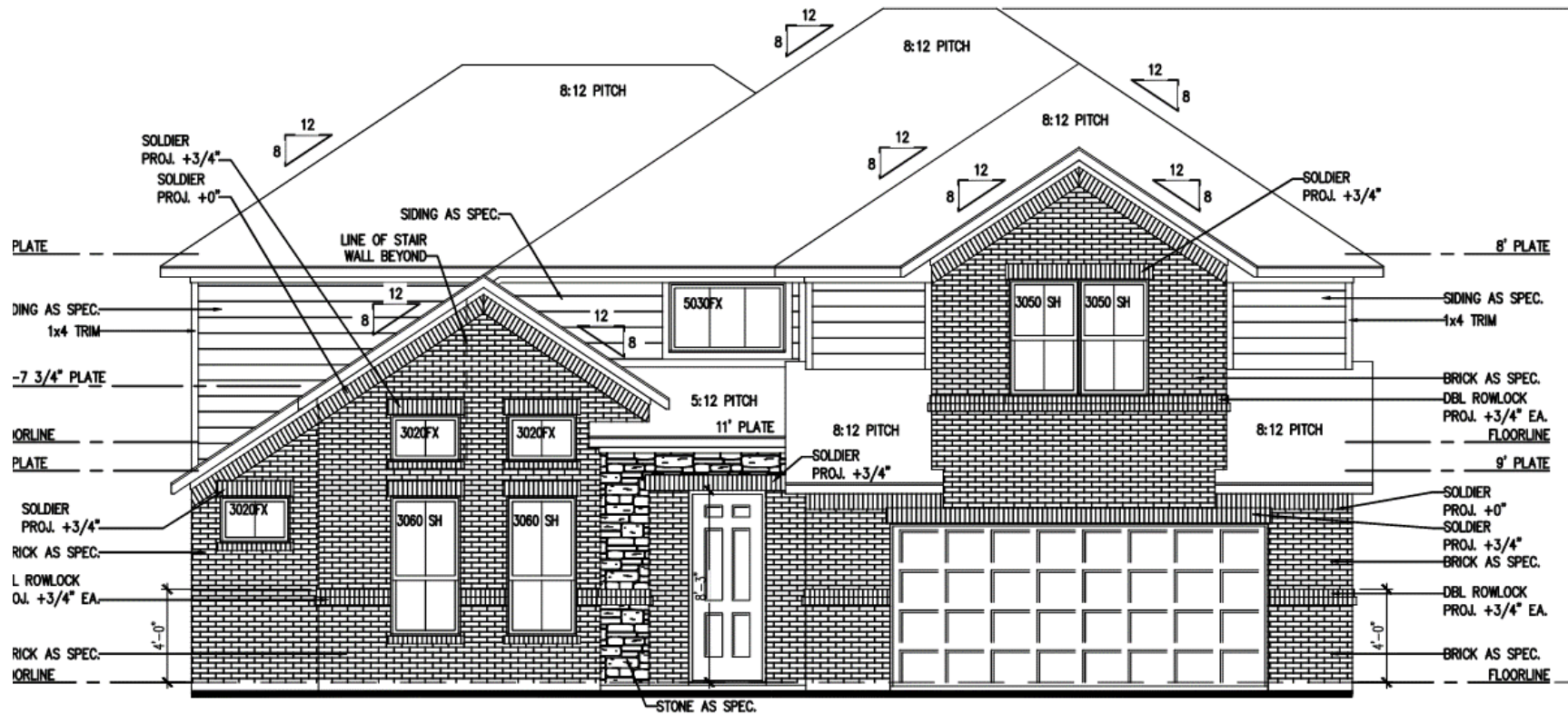


Request: Amend Planned Development Ordinance
No. 4766 to allow changes in the setbacks.
Applicant: Centurion American
Location: 10005 FM 2757

Legend

- Area of Request
- City Limits





Plan: Milan



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0325-0388
REQUEST FOR: Planned Development – Light Commercial with modified development standards
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 9, 2025
City Council: Monday, July 7, 2025

GENERAL INFORMATION

Applicant: Half Associates, LLC, on behalf of Oncor Electric Delivery, LLC
Requested Action(s): 1. Zoning change to Planned Development (PD) – Light Commercial would allow the expansion of an electric substation with modified development standards,
2. A Comprehensive Plan Amendment to adjust the boundaries of the Utilities Future Land Use Designation.
Location: 200 and 427 Gross Road (Attachment 1)

SITE BACKGROUND

Platting: The property is not platted.
Size: 2.3396 Acres
Zoning: Split Zoned: Light Commercial and R-3, Single Family Residential
Future Land Use: Parks, Open Space, Drainage
Zoning History: 1954: Annexed and zoned Residential
1955: Rezoned to "Local Business" allowing an electric substation (Ord. 370)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	GR - General Retail with a Conditional Use Permit (No. 4881)	Retail Uses
SOUTH:	R-3, Single Family Residential	Park and Open Space
EAST:	R-3, Single Family Residential	Park and Open Space
WEST:	R-3, Single Family Residential	Religious Organization

CASE SUMMARY

The applicant, Half Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, is requesting a zoning change of approximately 2.34 acres to PD – Light Commercial with modified development standards to expand the existing Hanby electric substation.

The existing substation, located at 200 Gross Road, is zoned Light Commercial (LC). The proposed expansion area, directly south of the site, is currently zoned R-3, Single Family Residential. Under the Mesquite Zoning Ordinance (MZO), utility facilities such as substations require a Conditional Use Permit to operate in residential districts. However, utility facilities are allowed by right in Light Commercial districts. Since the northern portion of the site is already zoned Light Commercial, the applicant is requesting that the entire site exist under a single zoning classification.

The applicant is also proposing modifications to the screening requirements. Under the MZO, non-residential uses adjacent to residential districts require an eight-foot-tall precast concrete wall and a tree buffer line. While the adjacent properties are zoned residential, they are not currently developed with residential uses. Therefore, the applicant is requesting to omit the tree buffer line requirement and construct only the eight-foot concrete wall along the shared boundaries.

The applicant states that the proposed expansion will address rising electrical demand and projected growth in Mesquite. A Concept Plan has been submitted showing the layout of the proposed substation facility.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Parks, Open Space, and Drainage on the Future Land Use Map (see attachment 4).

“This designation is intended to preserve open space for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running through the city. These areas should be preserved as public and neighborhood-oriented open spaces and incorporate trails and drainage corridors, which are left in a naturalistic state. Generally, areas located within a floodway are better suited for recreational uses as opposed to residential or commercial development.”

STAFF COMMENTS:

The subject property is currently designated as Parks, Open Space, and Drainage on the Future Land Use Map, due to its proximity to a drainage channel and Westlake Park. However, this designation does not align with the proposed utility use. Staff recommend amending the designation to Utilities, which is intended to accommodate essential public infrastructure. The Utilities designation is more appropriate for the proposed use, as it specifically supports facilities such as electric substations, water treatment plants, and storage facilities. Therefore, the applicant is requesting an amendment to the Future Land Use Map to reflect the intended utility use of the site.

MESQUITE ZONING ORDINANCE

SECTION 5-503: APPROVAL STANDARDS FOR CREATION OR AMENDMENT OF A PD DISTRICT.

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

STAFF COMMENTS: The substation expansion will help improve electric service in the area while ensuring the city can keep up with growing demand. This supports public safety and benefits the community as a whole.

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

STAFF COMMENTS: While the current Park, Open Space, and Drainage designation does not support utility uses, the applicant is requesting a Future Land Use amendment to Utilities, which is more appropriate for a substation.

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

STAFF COMMENTS: The requested PD supports the City's goals for reliable infrastructure and planning for future growth.

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

STAFF COMMENTS: City staff does not believe that the proposed PD will create any non-conformities.

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

STAFF COMMENTS: The expansion is compatible with the existing facility. Although adjacent properties are zoned residential, it is undeveloped as such, therefore minimizes potential conflicts.

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

STAFF COMMENTS: This area has experienced limited 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: R-3 zoning does not allow for an electric substation of this magnitude. The proposed PD – Light Commercial zoning better reflects the existing and intended utility use.

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 project requires minimal public services and the existing infrastructure is adequate.

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

STAFF COMMENTS: The proposed PD allows for customized development standards that better fit the substation's needs while still providing an appropriate amount of screening to the surrounding area.

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 requested PD includes practical modifications, like removing the tree buffer line due to the lack of adjacent residential uses, while still providing screening through an eight-foot concrete wall. These modifications maintain neighborhood compatibility without imposing unnecessary requirements.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

MESQUITE ZONING ORDINANCE

SECTION 5-507(M): APPROVAL STANDARDS FOR COMPREHENSIVE PLAN AMENDMENT

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and
2. That any one of the following criteria has been met:
 - a. That any one of the following criteria has been met:
 - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
 - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
 - e. Any other legally sufficient standard under Texas law.

STAFF COMMENTS:

The proposed amendment aligns with the City's Comprehensive Plan, which supports development focused on investing in essential infrastructure and utility services. Expanding the substation helps ensure the city's electric grid can meet increasing demand and future growth.

CONCLUSIONS

ANALYSIS

The proposed substation expansion supports the Mesquite Comprehensive Plan's emphasis on reliable infrastructure and accommodating future growth. Although the current land use designation is Park, Open Space, and Drainage, changing it to Utilities more accurately reflects both the existing use and the planned expansion of the site.

RECOMMENDATIONS

Staff recommends approval of the PD – Light Commercial to allow the expansion of the electric substation with modified development standards at 200 Gross Road.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of June 6, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

File No.: Z0325-0386
Zoning Change

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Halff Associates, LLC, on behalf of
Oncor Electric Delivery Company, LLC
Location: 200 Gross Road
DCAD: 65146264310150000; 65146264310160000
Request: PD - Light Commercial with
modified development standards

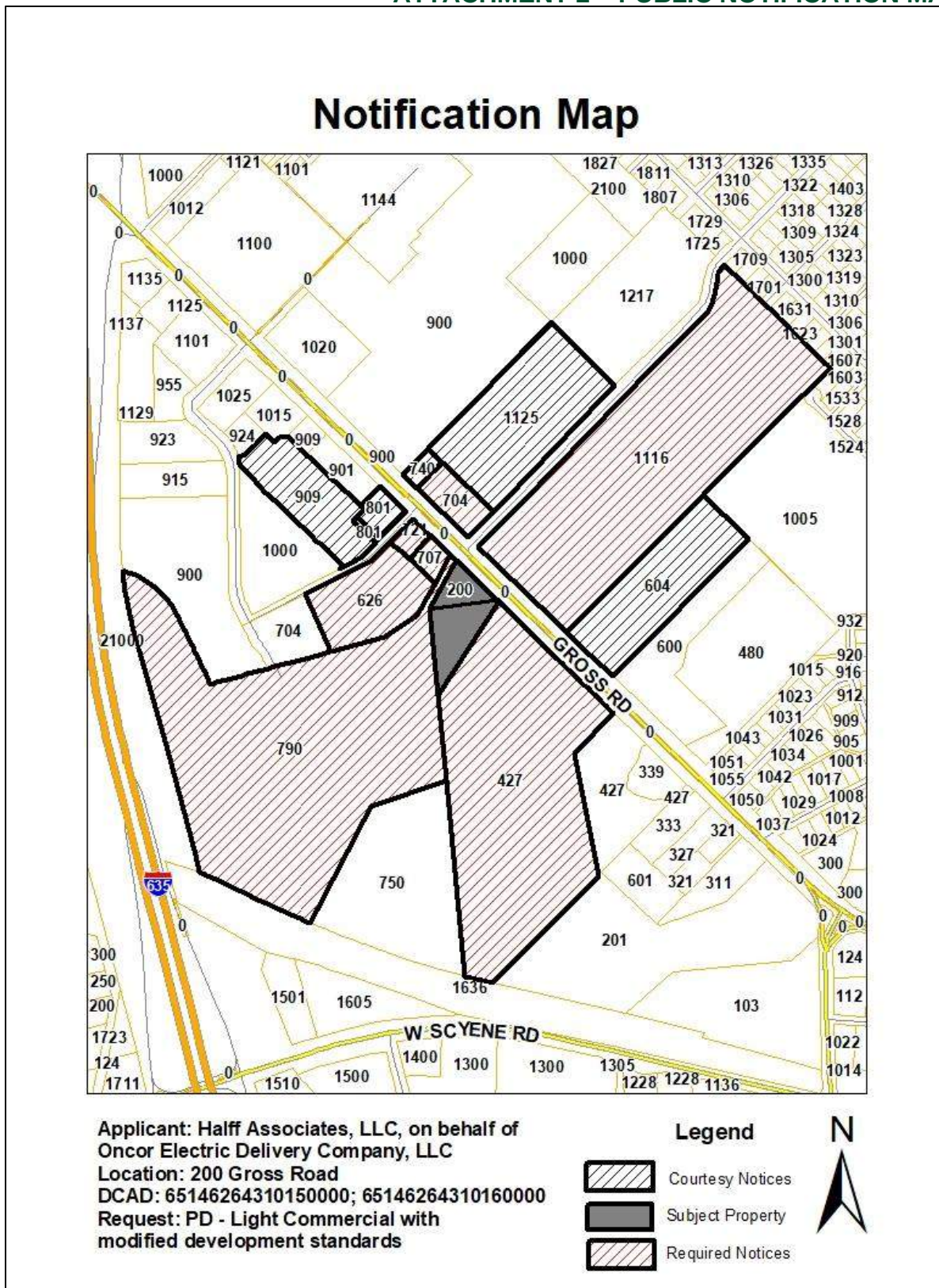
Legend

 Subject Property

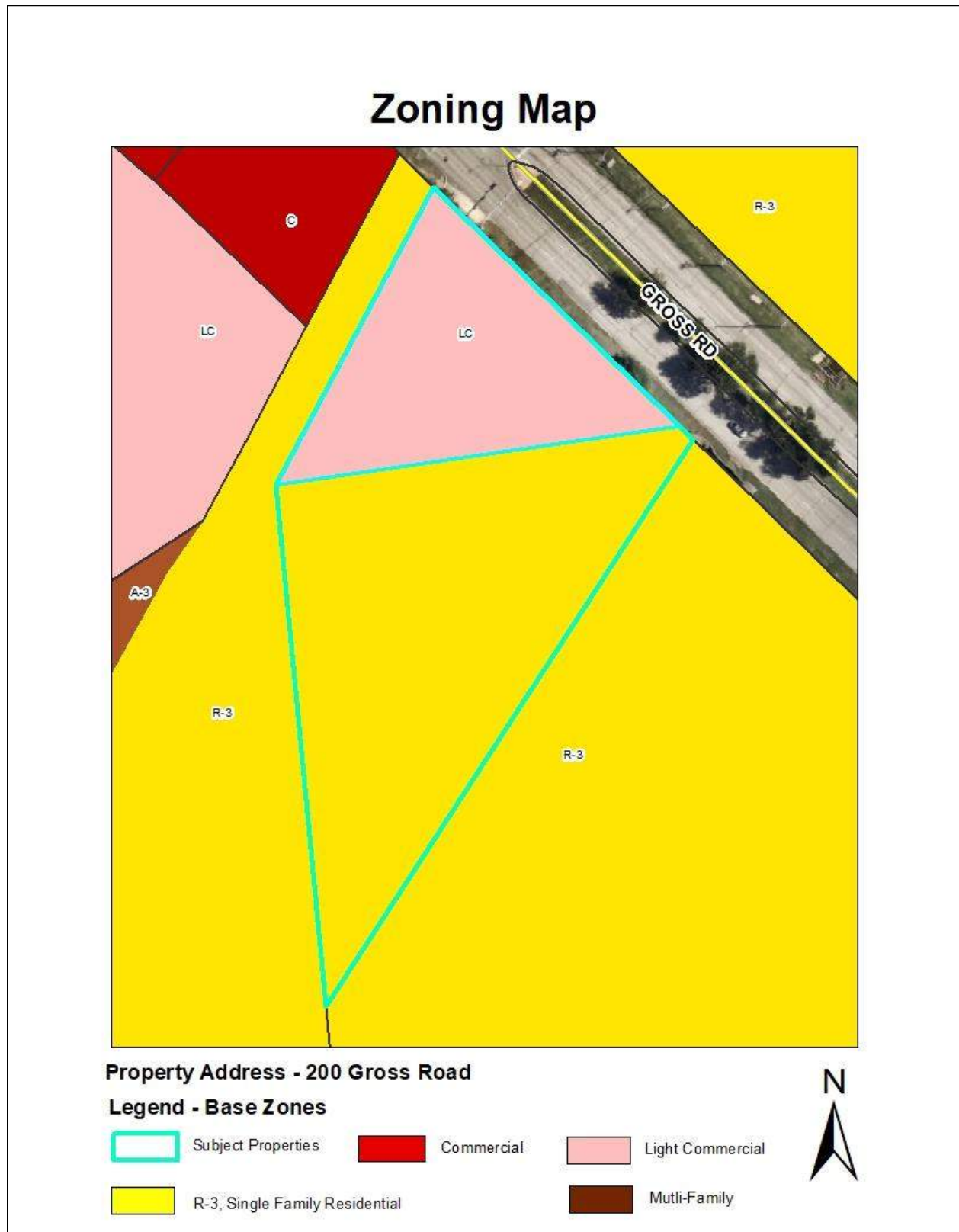
0 20 40 80 120 160 Feet



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 200 Gross Road

-  Subject Property
-  Regional Retail

Legend

-  Parks, Open Space, Drainage
-  Utilities



ATTACHMENT 5 – SITE PHOTOS



Hanby Electric Substation, facing west along Gross Road



View of the substation at the intersection of Gross Road and Hillcrest Street

ATTACHMENT 5 – SITE PHOTOS



Rear view of the subject property, facing east



View of adjacent drainage channel, facing northwest



March 19, 2025

From: HALFF ASSOCIATES, INC.
3803 Parkwood Blvd., Suite 800
Frisco, TX 75034

To: City of Mesquite, Texas
Planning and Development Services
1515 N. Galloway Ave
Mesquite, Texas 75149

RE: Letter of Intent– Hanby Substation

We are submitting this Letter of Intent on behalf of Oncor Electric Delivery Company, LLC in connection with a first submittal of a Planned Development for the expansion of the existing Hanby Substation shown in the attached Zoning Concept Plan.

The subject property is defined as 2.3369 acres situated in Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas. The existing station portion of the property is located at 200 Gross Road, and the expansion area for the project will be located adjacent to the existing lot and will be a portion of the property located at 1300 W Scyene Road. The portion of the site with the existing station is currently zoned as LC (Light Commercial) and the portion for the expansion is currently zoned R-3 (Single Family).

The existing and proposed use of the subject property is an Oncor electrical substation. This substation expansion project is necessary to address the increasing electrical loads within the Mesquite area and future load projections. The construction and in-service of the substation is a time-sensitive matter.

Thank you for your consideration of the submittal.

Sincerely,
Travis Yanker

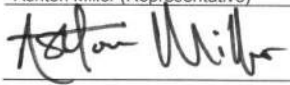
Travis Yanker, PE
Project Manager
O: 214.937.3937
tyanker@halff.com

3803 Parkwood Blvd., Suite 800, Frisco, TX 75034 | halff.com

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

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

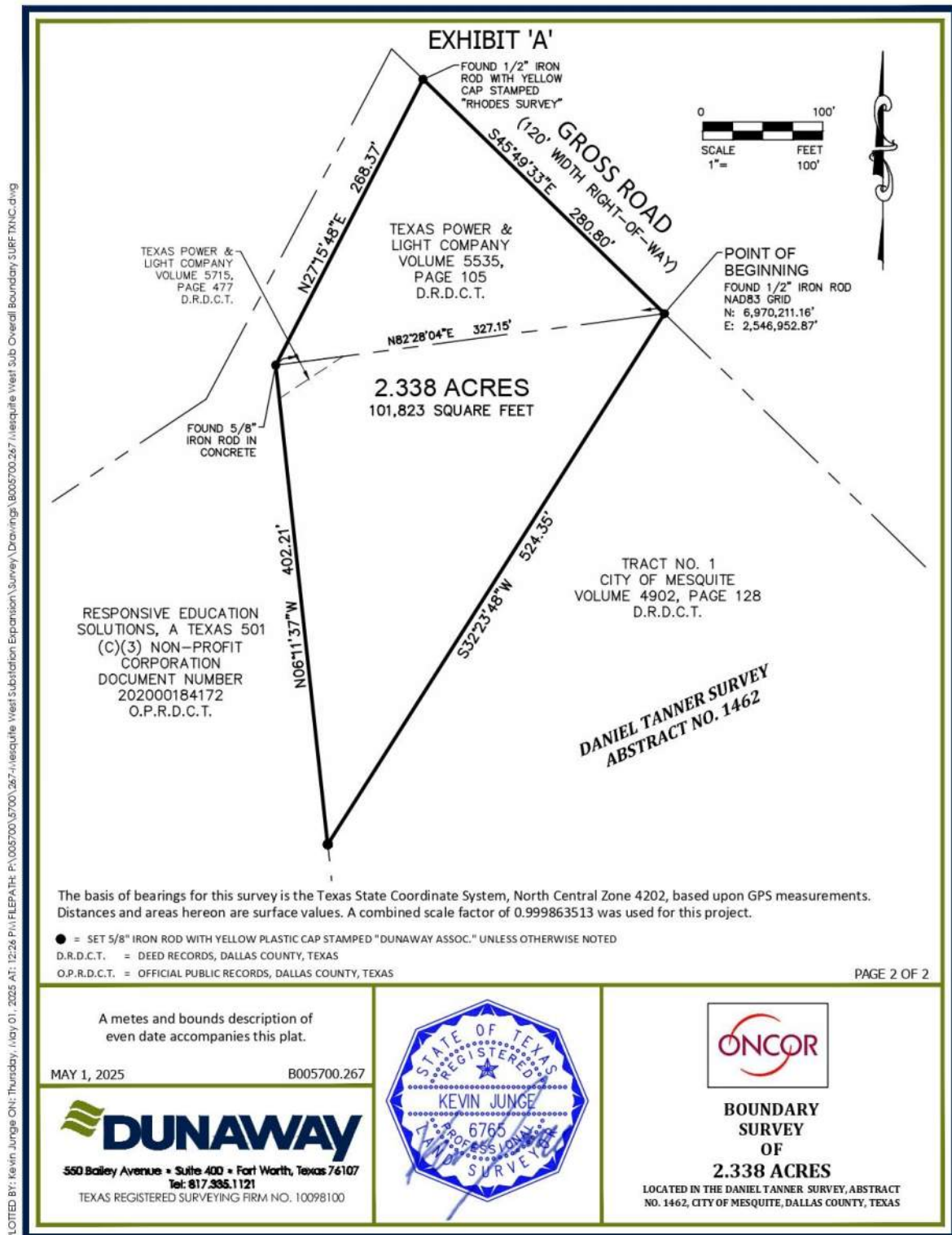
Property Owner: Oncor Electric Delivery Company, LLC Phone Number: 817-940-0863
Address: 777 Main Street, Suite 707, Fort Worth, TX
Ashton Miller (Representative) Email Address: ashton.miller@oncor.com
Signature: 

Each property owner must complete a separate authorization form

ATTACHMENT 6 – APPLICATION MATERIALS

EXHIBIT 'A'		
METES AND BOUNDS DESCRIPTION		
BEING a 2.338 acre tract of land situated in Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being all of that tract of land described in Warranty Deed to Texas Power & Light Company as recorded in Volume 5535, Page 105, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a portion of that tract of land described as "Tract No. 1" in deed to the City of Mesquite, Texas as recorded in Volume 4902, Page 128, D.R.D.C.T., said 2.338 acre tract of land being more particularly described as follows: BEGINNING at a found 1/2-inch iron rod for the northeast corner of said City of Mesquite tract and the southeast corner of said Texas Power & Light Company tract, on the southwest line of Gross Road (120 foot width right-of-way), said POINT OF BEGINNING being locatable by NAD 83 Grid Coordinates N: 6,970,211.16', E: 2,546,952.87'; THENCE South 32 degrees 23 minutes 48 seconds West, departing the southwest line of said Gross Road, and over and across said City of Mesquite tract, a distance of 524.35 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for corner on the west line of said City of Mesquite tract and the east line of a tract of land described in Special Warranty Deed to Responsive Education Solutions, a Texas 501 (C)(3) Non-profit Corporation as recorded in Document Number 202000184172, O.P.R.D.C.T.; THENCE North 06 degrees 11 minutes 37 seconds West, along the common line between said City of Mesquite tract and said Responsive Education Solutions tract, a distance of 402.21 feet to a found 5/8-inch iron rod in concrete for the northwest corner of said City of Mesquite tract and the southwest corner of said Texas Power & Light Company tract; THENCE North 27 degrees 15 minutes 48 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and said Responsive Education Solutions tract, a distance of 268.37 feet to a found 1/2-inch iron rod with yellow cap stamped "RHODES SURVEY" for the northern most corner of said Texas Power & Light Company tract on the southwest line of said Gross Road; THENCE South 45 degrees 49 minutes 33 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and the southwest line of said Gross Road, a distance of 280.80 feet to the POINT OF BEGINNING and containing 2.338 acres, or 101,823 square feet of land, more or less. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project. PAGE 1 OF 2		
A plat of even date accompanies this metes and bounds description. MAY 1, 2025 B005700.267  DUNAWAY 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100		 BOUNDARY SURVEY OF 2.338 ACRES LOCATED IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

ATTACHMENT 6 – APPLICATION MATERIALS



FILE NO.: Z0325-0388
EXHIBIT B – DEVELOPMENT STANDARDS

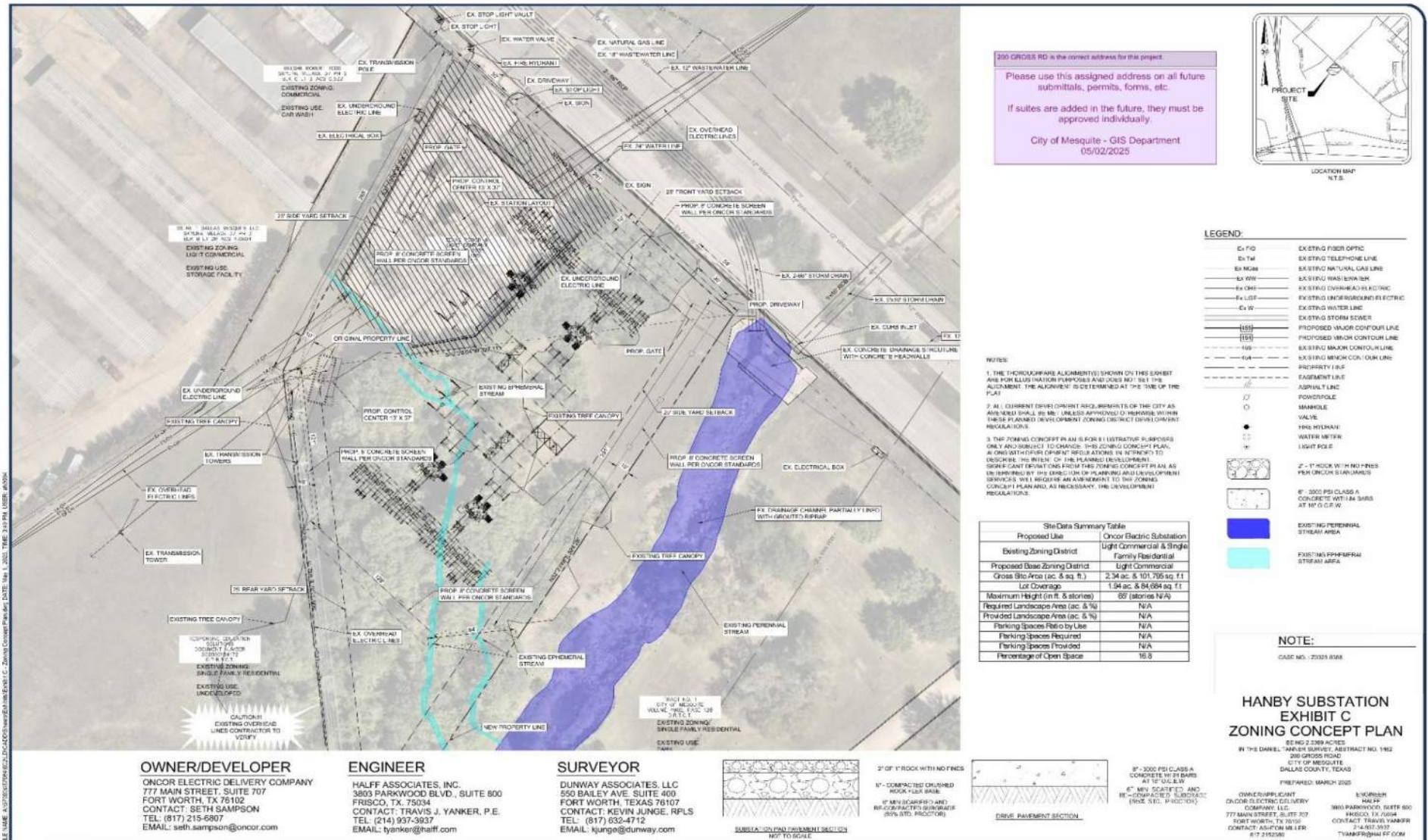
This Planned Development – Light Commercial (“**PD-LC**”) District must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the Light Commercial (“**LC**”) Zoning District as the base district standards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

1. **Land Uses.** The permitted uses on the Property include the permitted uses in the LC Zoning District 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. Prohibited uses on the Property are identified in subsection c below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC Zoning District, as amended, is only allowed if a CUP is issued for the use.
 - b. An electrical substation and facilities are permitted.
 - c. Any land use prohibited in the LC Zoning District, as amended, is also prohibited.
2. **Development Standards.** In addition to the requirements of the LC base zoning district, the Planned Development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building/structures placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Building Height.** The maximum height of electrical equipment for a substation (not including transmission towers) shall be 70 feet.
 - c. **Screening.** The following screening standards apply to electric substation use.
 - i. A masonry screening wall of eight (8) feet in height without a tree buffer line shall be erected shall be as shown on the concept plan. The screening wall may be located in the front setback.
 - ii. A wrought-iron gate shall be used for the gate.

d. Landscaping. The following landscaping standards apply to electric substation use.

- i. Compliance with the landscape requirements in Section 1A-200 of the MZO is not required. Turf, existing vegetation, and/or ground cover shall be required and maintain around the exterior of the screening wall.

DRAFT



HANBY SUBSTATION - EXHIBIT C



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0325-0389
REQUEST FOR: Rezone to Planned Development – Commercial (PD-C) to allow a convenience store with 16 fueling positions
CASE MANAGER: Garrett Langford, AICP, Assistant Director of Planning and Development Services

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 9, 2025
City Council: Monday, July 7, 2025

GENERAL INFORMATION

Applicant: Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club
Requested Action: Zoning change to PD-C to allow a convenience store with limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-ft separation requirement from a residential district
Location: 4444 N. Galloway Ave (~1 acres at the southwest portion of the lot)

SITE BACKGROUND

Platting: Lot 1, Block 2 of the Meadowview Farms Retail (replat will be required)
Size: 1 +/- acres
Zoning: PD - C (Ord. 1643)
Future Land Use: Commercial
Zoning History: 1971: Annexed and zoned R-3, Single Family Residential
1980: Rezoned to PD-C (Ord. 1643)

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 a zoning change to establish a PD-C district that would allow a new convenience store with fuel sales on the southwest portion of Lowe's Home Improvement property located at 4444 N. Galloway Ave. BJ's Wholesale Club is a Massachusetts-based retailer that has focused primarily along the East Coast. They are now expanding into the Dallas-Fort Worth market with planned locations in Grand Prairie, Forney, Mesquite, and other locations in Texas that have yet to be announced. The applicant described BJ's Wholesale Club in the following way:

BJ's Wholesale Club is a recognized leader in the warehouse club industry, operating 254 clubs and 190 gas stations across the nation. With over 7.5 million members contributing to \$20 billion in annual sales, BJ's Wholesale Club provides a carefully curated assortment of products and services, including perishable items, general merchandise, gas and other ancillary services.

The BJ's Wholesale Club store in Mesquite will be located at 4355 Childress Avenue, approximately 500 feet from the proposed fueling station. The 105,000-square-foot store is permitted by right and is currently undergoing the permitting process. Instead of placing the fuel sales on the same site as the retail store, BJ's has chosen the northeast corner of N. Galloway Avenue and Barnes Bridge Road, on the Lowe's property.

Under the Mesquite Zoning Ordinance (MZO), fuel sales and convenience stores are allowed in Commercial zoning districts but require a Conditional Use Permit (CUP) if located within 500 feet of a residential district. The proposed fueling station is approximately 290 feet to northeast of the Country Meadow subdivision. Rather than seeking a CUP, the applicant is requesting a PD-C district to allow modifications to the development standards, including increasing the number of fueling positions from 8 to 16 and reducing the required 500-foot separation from residential areas.

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. The *Plan* offered the following strategies Commercial developments

- Commercial activity should be buffered from low density residential areas through the use of enhanced landscaping, increased rear setbacks, the incorporation of medium density residential, buffered waterways or creeks, and/or screening walls.
- Commercial development should be located along highways and major arterial roadways.

STAFF COMMENTS:

The applicant is not requesting a Comprehensive Plan amendment. The proposed convenience store with fuel sales is consistent with the Commercial future land use designation, which includes uses such as retail, big box retailers, and personal services. The proposed development is located at the intersection of two major arterial roadways, which is in line with the Comprehensive Plan's strategy to direct commercial activity to major thoroughfares. Additionally, the site is not adjacent to any residential properties, which avoids potential land-use conflicts and supports the Plan's recommendation to buffer commercial uses from low-density residential areas. As such, the proposed development aligns with both the intent and strategies of the Commercial land use category.

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 promotes the public health, safety, and welfare by enabling infill commercial development on an underutilized parking area, supporting more efficient land use, increased consumer convenience, and added economic activity without impacting adjacent properties.*

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

Staff Comments: *The proposed use aligns with the City's Future Land Use Map, which designates the area as Commercial. The location at the intersection of two major arterials is consistent with Comprehensive Plan strategies for retail development.*

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

Staff Comments: *The proposed PD District 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 development will reduce the number of parking spaces serving the Lowe's Home Improvement store. However, the applicant has demonstrated that the remaining parking will continue to meet zoning requirements, and no nonconformity will be created.*

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

Staff Comments: *The project is compatible with the surrounding commercial and retail uses, which include similar auto-oriented developments, making the proposed use contextually appropriate.*

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: *Although the existing PD-Commercial zoning allows general commercial uses, it does not permit fuel sales. Given the site's location at a major arterial intersection, the property is well-suited for the proposed use. The PD offers a more feasible and market-responsive zoning framework.*

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 provides greater public benefit than standard zoning by enabling a development that supports private investment, efficient site reuse, and*

economic activity—benefits that would not be achievable under a standard Commercial zoning district with a CUP.

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 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.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed rezoning to PD-C to allow a convenience store with fuel sales represents a logical and beneficial use of an underutilized portion of an existing commercial site. The project aligns with the City's Comprehensive Plan, supports the City Council's strategic goals, and is compatible with surrounding commercial development trends. Given the site's location at a major arterial intersection, the availability of existing infrastructure, and the absence of adverse impacts on adjacent properties, the proposal is appropriate. Staff recommends approval of the request.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – Commercial to allow a convenience store with 16 fueling positions with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan), located at 4444 N. Galloway Avenue (as described in Exhibit A).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of June 6, 2025, Staff has received three courtesy notices opposed.

ATTACHMENTS

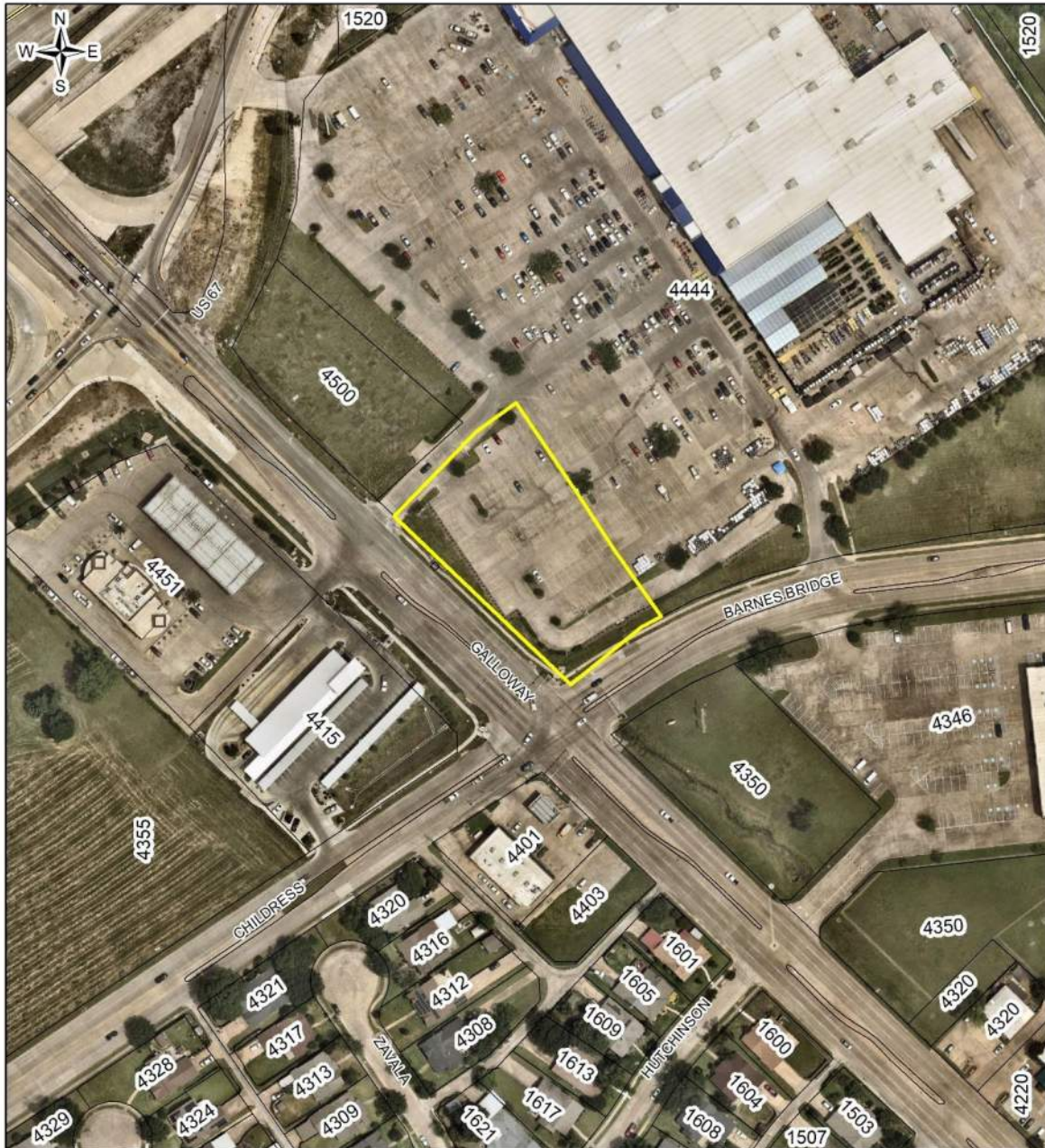
1. Aerial Map
2. Public Notification Map

File No.: Z0325-0389
Zoning Change

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

ATTACHMENT 1 – AERIAL MAP

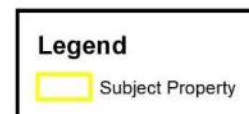
Aerial Map



Request: Rezoning to allow a fueling station and convenience store

Applicant: BJ's Wholesale Club

Location: 4444 N. Galloway Ave

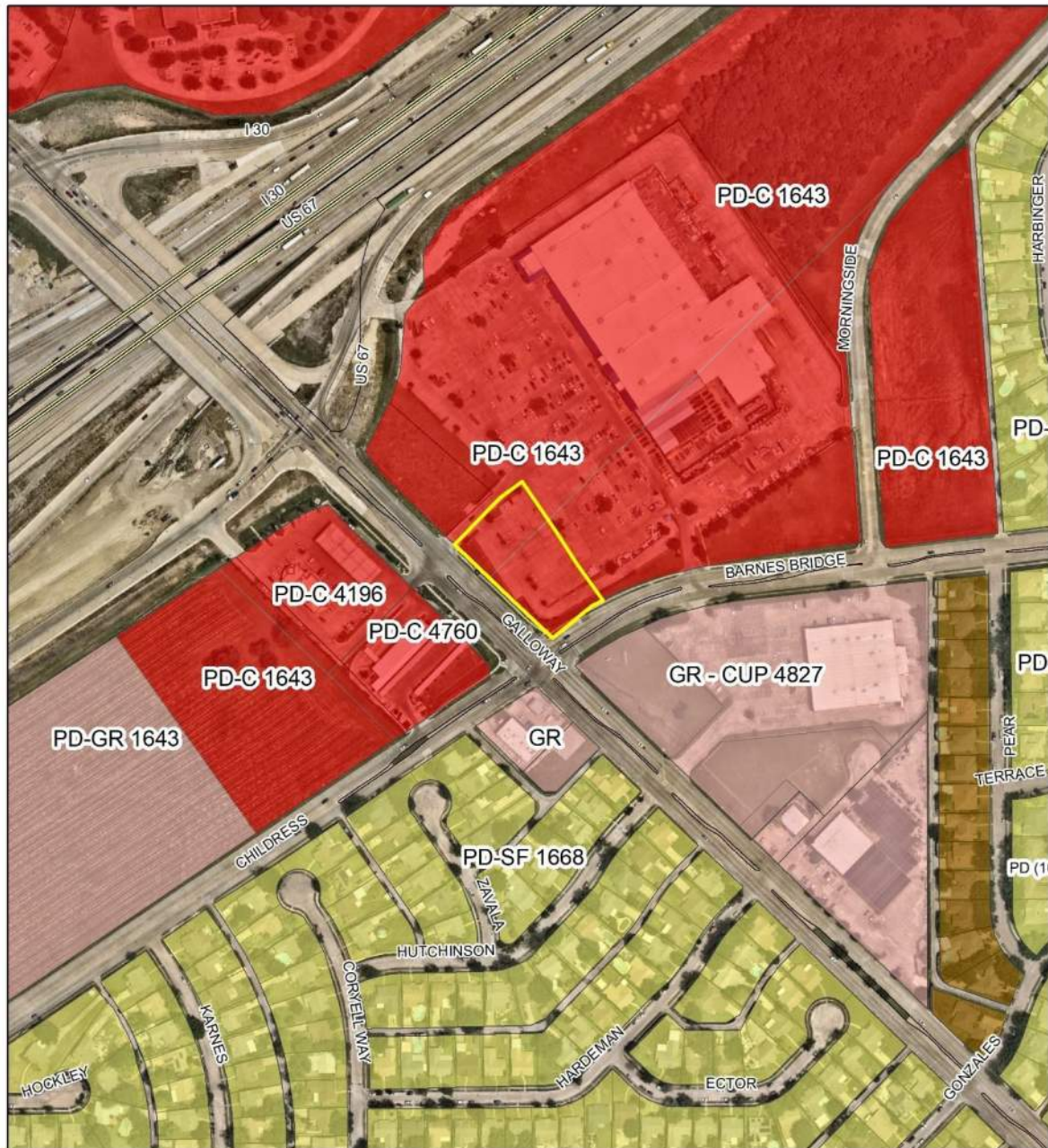


Legend

-  Subject Property
-  Notified Properties
-  Courtesy Notice

ATTACHMENT 3 – ZONING MAP

Zoning Map



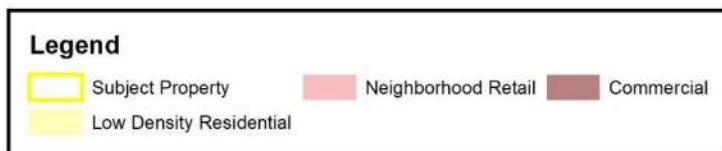
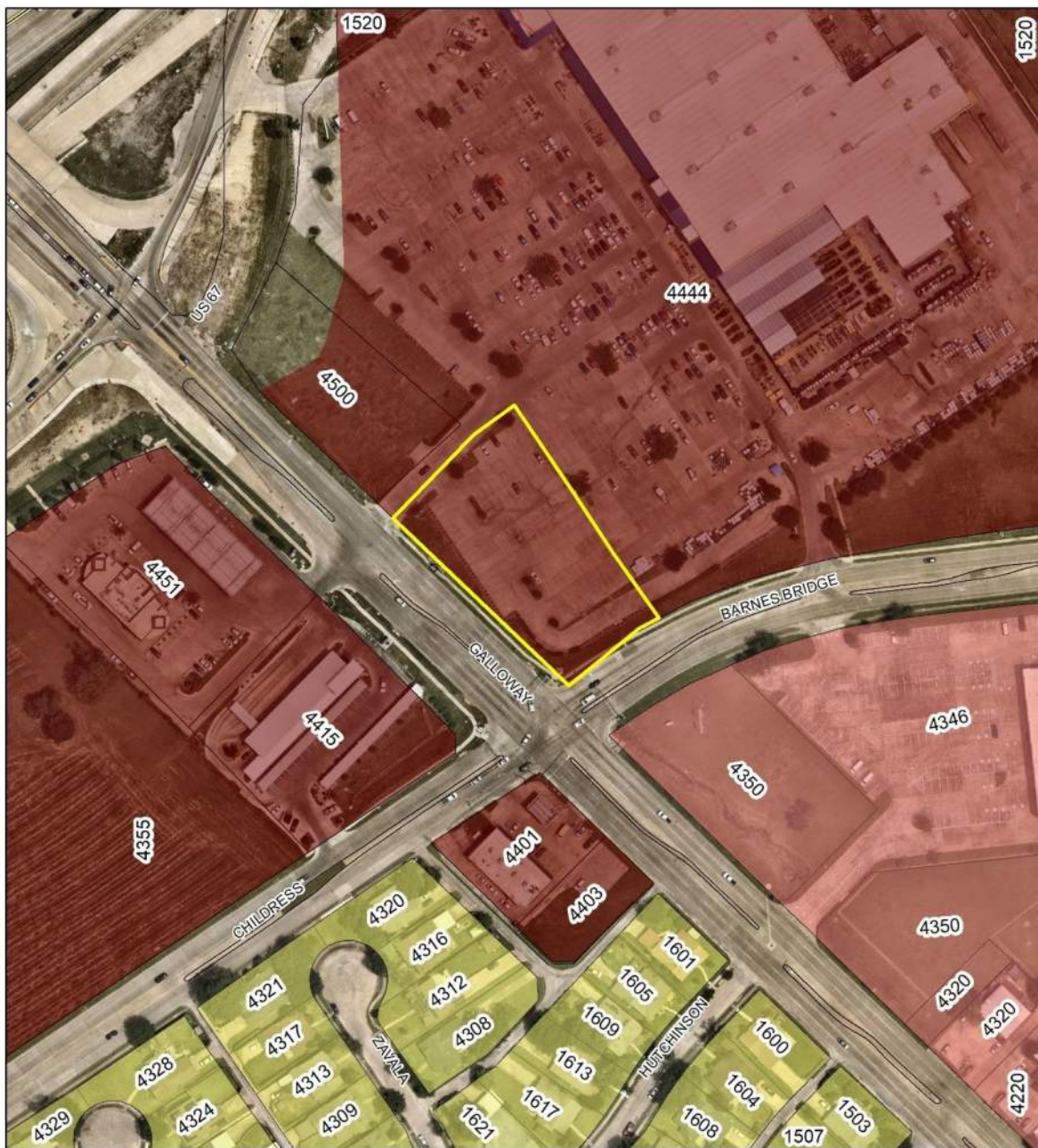
Legend

	Subject Property		DUPLEX RESIDENTIAL		SINGLE FAMILY RESIDENTIAL
	COMMERCIAL		GENERAL RETAIL		



ATTACHMENT 4 – LAND USE MAP

Future Land Use Map





Subject property facing south



Subject property facing north



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

City of Mesquite
Planning and Zoning Division
1515 N. Galloway Avenue
Mesquite, TX 75149

**Re: Statement of Intent and Purpose for Conditional Use Permit Application
Proposed BJ's Wholesale Club Fueling Station
Barnes Bridge Road and North Galloway Avenue**

Dear Planning and Zoning Division,

On behalf of BJ's Wholesale Club, Inc., Kimley-Horn respectfully submits this Statement of Intent and Purpose in support of the application for a Conditional Use Permit (CUP) for the proposed development of a fueling station at the north corner of Barnes Bridge Road and North Galloway Avenue in Mesquite, Texas.

BJ's Wholesale Club is a recognized leader in the warehouse club industry, operating 254 clubs and 190 gas stations across the nation. With over 7.5 million members contributing to \$20 billion in annual sales, BJ's Wholesale Club provides a carefully curated assortment of products and services, including perishable items, general merchandise, gas and other ancillary services.

The fueling station amenity is expected when BJ's Wholesale Club members join. The planned Wholesale Club will be located approximately 500 feet from the proposed fueling station and is an approximately 105,000-square-foot club building at 4355 Childress Avenue. The new fuel station will serve as an amenity to the BJ's club members, offering convenient access to high-quality fueling services. The proposed development aligns with BJ's mission to bring value, quality, and convenience to its members while also contributing positively to the City of Mesquite's economic growth.

We appreciate the opportunity to partner with the City of Mesquite on this endeavor and look forward to continuing to work collaboratively throughout the development process. Should you have any questions or require additional information, please do not hesitate to contact our team.

Sincerely,

Cade Park

Kimley-Horn

ZONING DESCRIPTION

BEING a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas and being part of Lot 1, Block 2, Meadowview Farms Retail, an addition to the City of Mesquite recorded in Volume 97144, Page 6026, Official Public Records, Dallas County, Texas, and being part of a called 17.7018 acre tract of land described in Special Warranty Deed to Lowe's Home Centers, Inc. recorded in Volume 97008, Page 519 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the south corner of said Lot 1, at the intersection of the northwest right-of-way line of Barnes Bridge Road (a variable width right-of-way) and the northeast right-of-way line of Galloway Avenue (a 100 foot right-of-way);

THENCE with said northeast right-of-way line of Galloway Avenue and with the southwest line of said Lot 1, North 45°57'10" West, a distance of 231.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said northeast right-of-way line of Galloway Avenue and said southwest line of Lot 1, over and across said Lot 1, the following courses and distances:

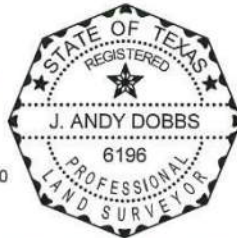
North 42°44'18" East, a distance of 77.08 feet to an "X" cut in concrete set for corner;
North 47°15'42" West, a distance of 40.54 feet to an "X" cut in concrete set for corner;
North 44°03'11" East, a distance of 109.92 feet to an "X" cut in concrete set for corner;
South 34°28'50" East, a distance of 35.67 feet to an "X" cut in concrete set for corner;
North 55°31'10" East, a distance of 17.50 feet to an "X" cut in concrete set for corner;
South 34°28'50" East, a distance of 38.00 feet to an "X" cut in concrete set for corner;
South 55°31'10" West, a distance of 19.50 feet to an "X" cut in concrete set for corner;
South 34°28'50" East, a distance of 139.26 feet to an "X" cut in concrete set for corner;
North 55°31'10" East, a distance of 16.52 feet to an "X" cut in concrete set for corner;
South 34°28'50" East, a distance of 98.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said northwest right-of-way line of Barnes Bridge Road and the southeast line of said Lot 1, and being the beginning of a non-tangent curve to the left with a radius of 733.78 feet, a central angle of 06°27'52", and a chord bearing and distance of South 59°22'38" West, 82.75 feet;

THENCE with said northwest right-of-way line of Barnes Bridge Road, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 82.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 56°08'42" West, a distance of 59.86 feet to the **POINT OF BEGINNING** and containing 43,776 square feet or 1.0050 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).


J. ANDY DOBBS DATE 6-3-25
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH. (469) 718-8849
andy.dobbs@kimley-horn.com



ZONING EXHIBIT
1.0050 ACRES
PART OF LOT 1, BLOCK 2
MEADOWVIEW FARMS RETAIL ADDITION
THEOPHALUS THOMAS SURVEY,
ABSTRACT NO. 1461
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Kimley»Horn

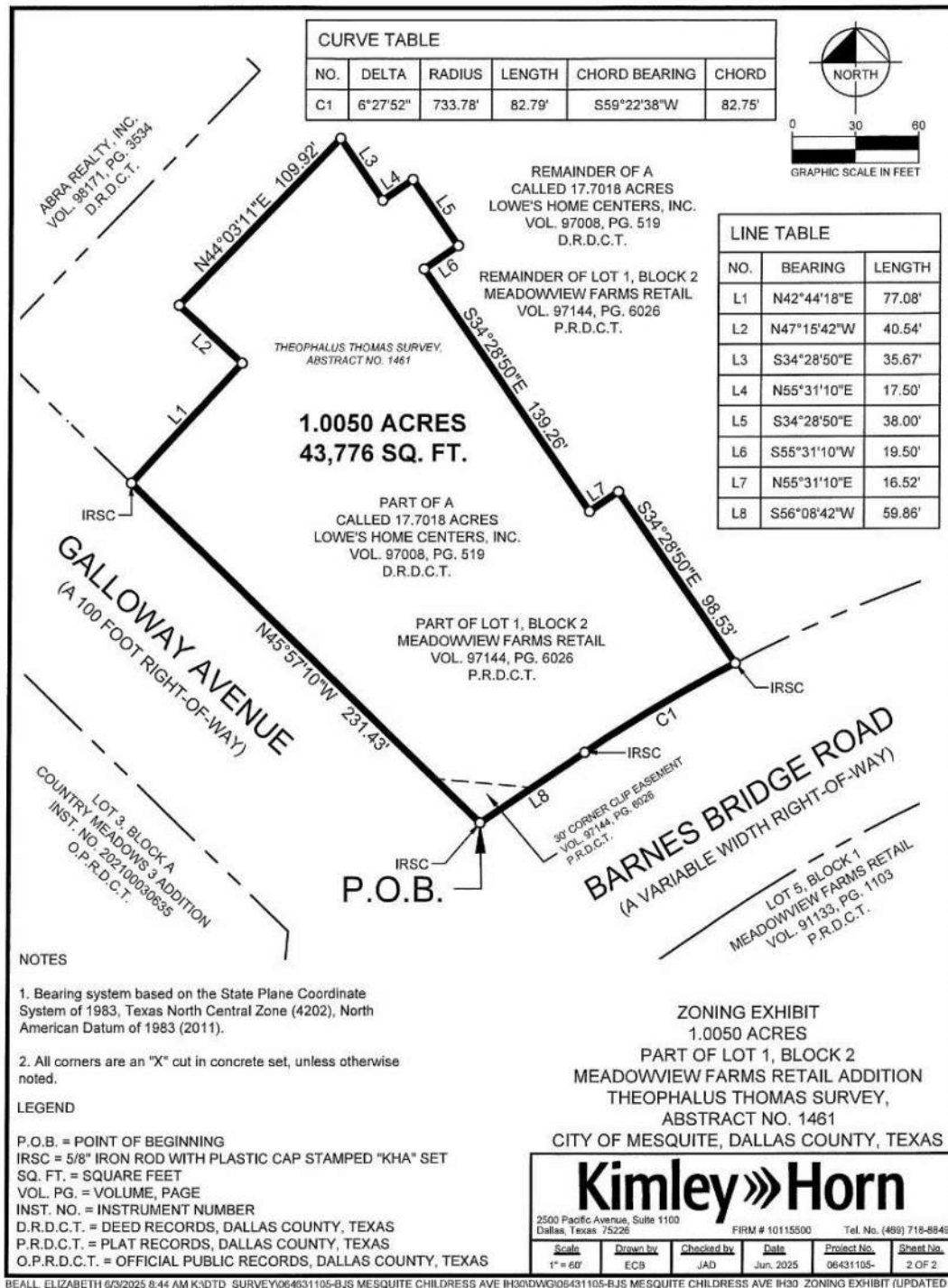
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Jun. 2025	06431105-	1 OF 2

BEALL, ELIZABETH 6/3/2025 8:44 AM K:\DTD_SURVEY\064631105-BJS MESQUITE CHILDRESS AVE I\30D\WG\06431105-BJS MESQUITE CHILDRESS AVE I\30_ZONING EXHIBIT (UPDATED)



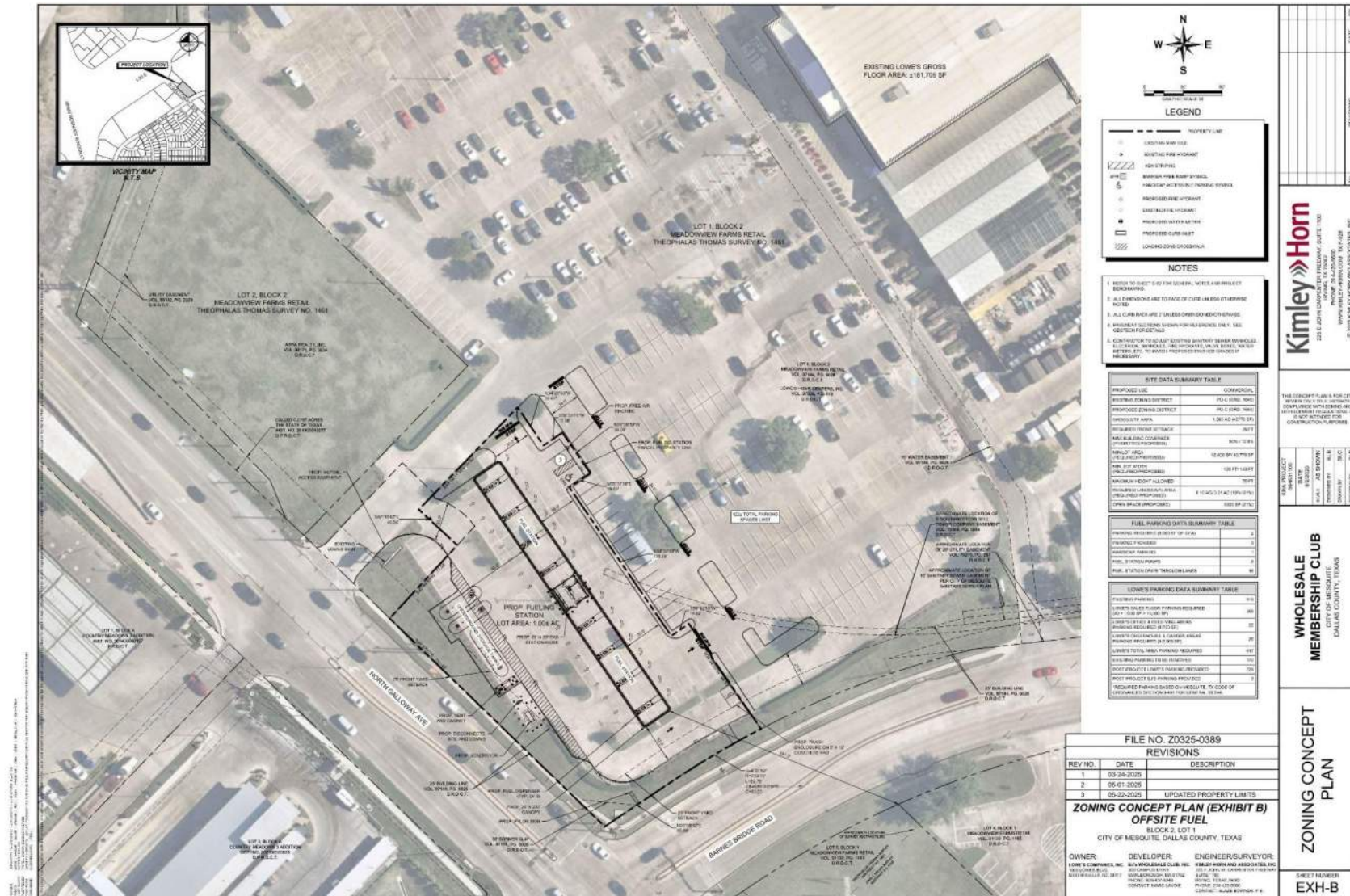
ATTACHMENT 8 – DEVELOPMENT STANDARDS

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

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 Lot 3 in addition to those outlined under the C District classification:
 - i. SIC Code 549a. Convenience Stores permitted only in conjunction with self-service fuel sales
 - ii. 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 IA-301.C.3 of the Mesquite Zoning Ordinance.
 - ii. The minimum required amount of landscaping shall be 20% of the lot.





RECEIVED

JUN 04 2025

PLANNING AND ZONING

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

LOCATION: 4444 N Galloway Ave (~1.25-acre portion as shown on the attached map)
PROPERTY IDS: 38120820020010000
FILE NUMBER: Z0325-0389
APPLICANT: Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club
REQUEST: From: Planned Development – Commercial (Ord. 1643)
To: Planned Development – Commercial with modifications to the maximum number of vehicle fueling positions and to the separation requirement from a residential district.

The requested Zoning Change would allow for the development of a convenience store with limited fuel sales on the subject property. The request also includes modifications to the 500-foot separation requirement from a residential zoning district and a modification to the maximum allowed vehicle fueling positions to allow a total of 16 vehicle fueling positions on the subject property. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Meadowview Farms Retail, Block 2, Lot 1

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Tuesday, **June 9, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 7, 2025**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **June 5th** to be included in the Planning and Zoning Commission packet and by **June 20th**, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

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

Zoning Case: Z0325-0389

More information is available at:

www.cityofmesquite.com/ZoningCases

Name (required)

Address of

Noticed Property:

Owner Signature:

CHARLES E. HERRON
4308 ZAVALA CT. Mesquite, TX 75150
Charles E. Herron Date: 6/3/2025

I am a resident within 200 feet of the proposed zoning change. I do not agree with the proposed modifications because:

Comments:

- 1) The Galloway & Barnes Bridge/Childress intersection is heavily congested with traffic as it is.
- 2) The QT gas station located directly across from Lowe's has several fuel pumps.
- 3) The not-so-old vacant Fox gas station off the I-30 eastbound service road at Gus Thomasson went out of business.
- 4) Courtesy notices were mailed to a handful of homeowners, but more residents will be unhappy about this zoning change.
- 5) Property values for the surrounding neighborhood could decline with these modifications to the zoning requirements.

Please respond by returning to:

PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

ATTACHMENT 10 – RETURNED NOTICES



RECEIVED

JUN 04 2025

PLANNING AND ZONING

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

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(Complete and return)

Do not write on the reverse side of this form.

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

Zoning Case: Z0325-0389

More information is available at:

www.cityofmesquite.com/ZoningCases

Name:(required)

Address of

Noticed Property:

Owner Signature:

James Tyler
4605 Hutchinson St, Mesquite TX 75150
Date: 6/3/2025

Comments:

In my opinion, as a concerned resident within 200 feet of the proposed zoning change. This is an absurd idea and totally against the zoning changes for these reasons:

- 1) It will affect more people than the courtesy notices sent to only 7 residences.
- 2) Traffic congestion is already terrible at the intersection.
- 3) QT already has a multi pump station across the street.
- 4) The best idea would be to occupy the vacant fuel station at I-30 and Gus Thomasson.
- 5) The negative effect on residential property values is a concern for the entire area.

PO BOX 850137
MESQUITE TX 75185-0137

6/6/25, 4:02 PM

Microsoft Forms

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Respondent

3

Anonymous

02:55

Time to complete

1. Case Number *

Z0325-0389

2. Please provide your first name. *

Patresia

3. Please provide your last name. *

Holder

4. Please provide your address. *

1601 Hutchinson St.

5. Please provide your comments on the proposed request. *

Totally oppose this. There is a large QT across the street from this location. There is another convenience store across the street at the corner of Childress and Galloway. The Galloway Childress/Barnes Bridge cross streets already have too much traffic and this intersection has accidents all the time. We DO NOT need another ingress/egress point in this area.

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