



T E X A S
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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, LLP 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

PLANNING AND ZONING ACTION

On March 23, 2026, the Planning and Zoning Commission voted 6-0 to approve the request subject to certain stipulations.

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

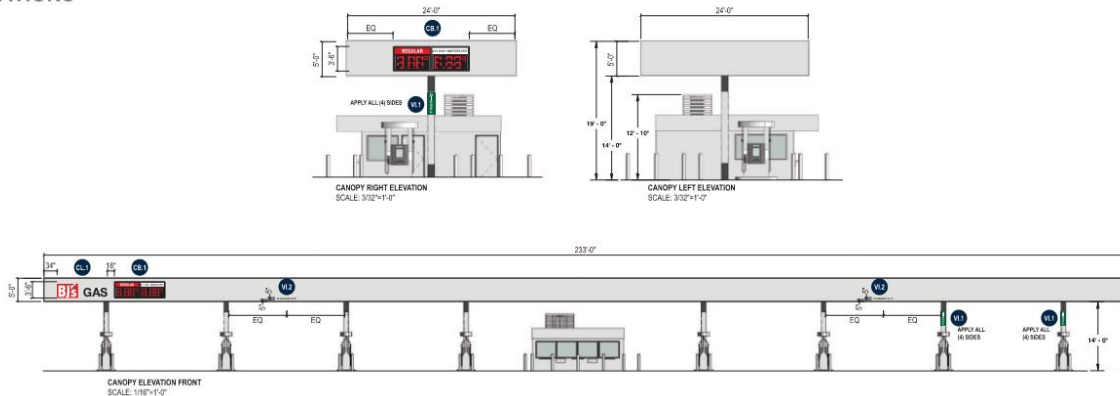
CASE SUMMARY

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.

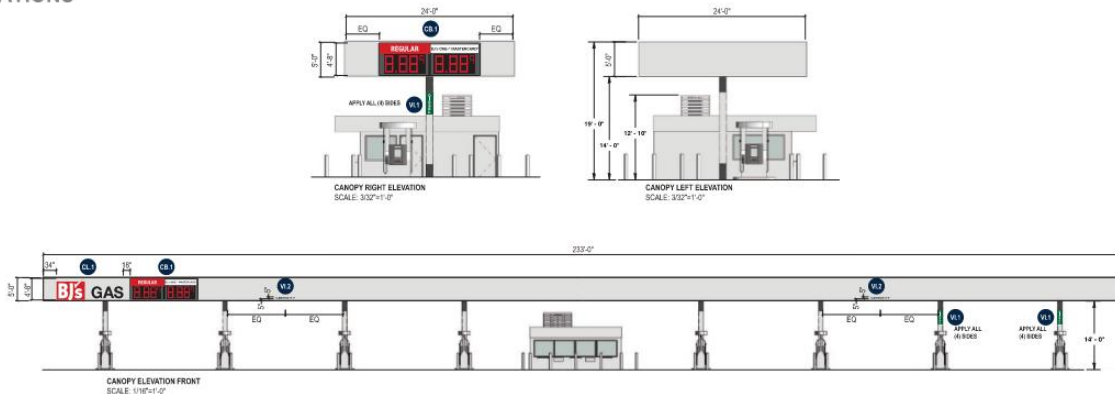
Complies with the sign ordinance.

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 canopy signs 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 April 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



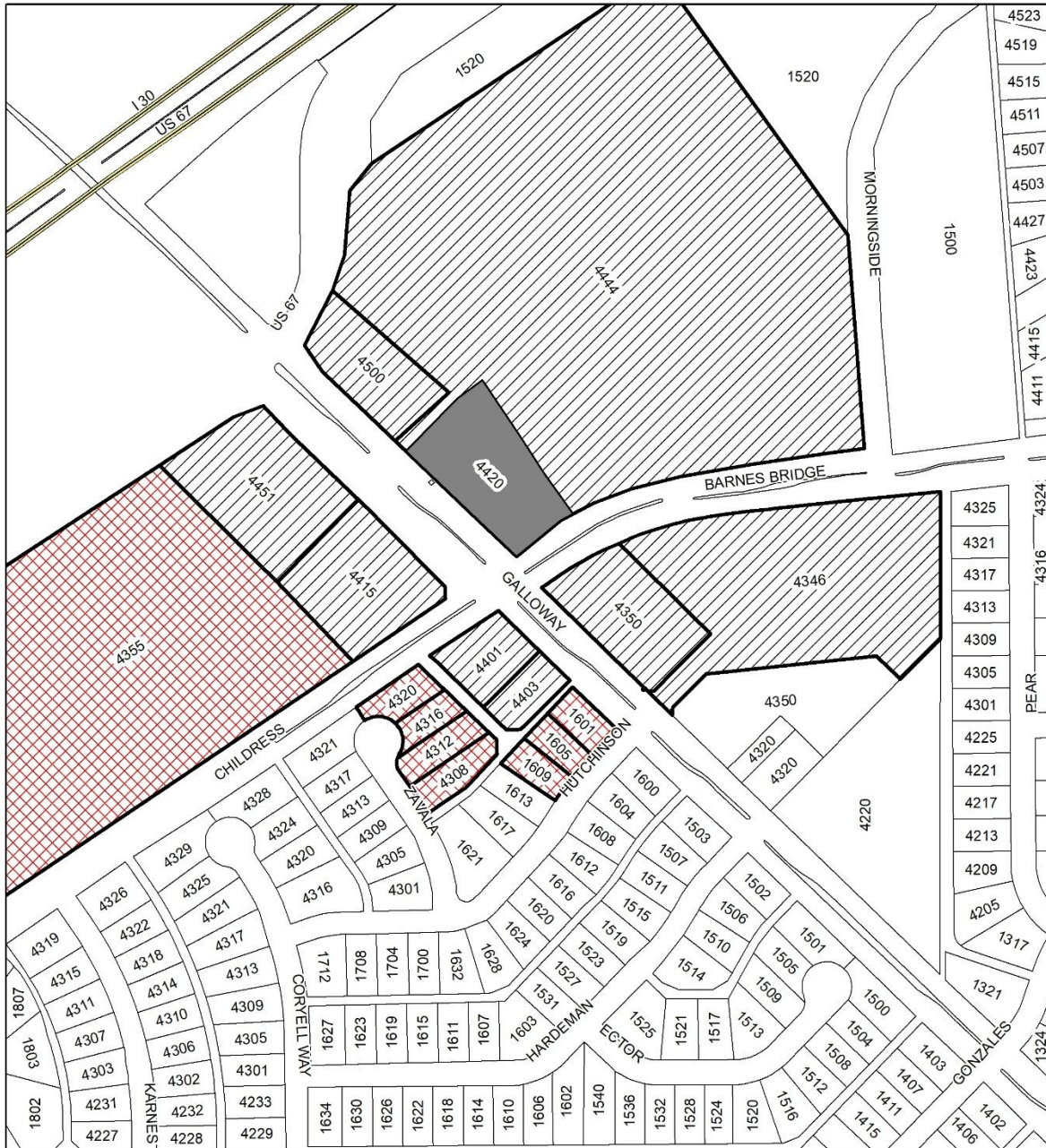
Request: Rezoning to amend PD to modify sign regulations
Applicant: Jackson Walker on behalf of BJ's Wholesale Club
Location: 4420 N. Galloway Ave

Legend
 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



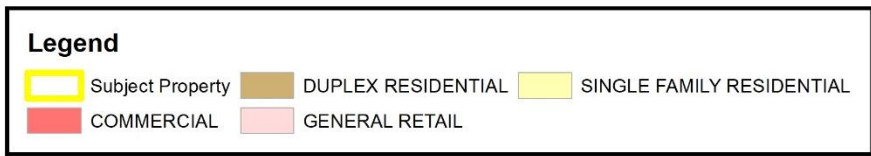
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Location: 4420 N. Galloway Ave

Legend

- Subject Property
- Statutory Notices
- Courtesy Notices



Zoning Map





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.

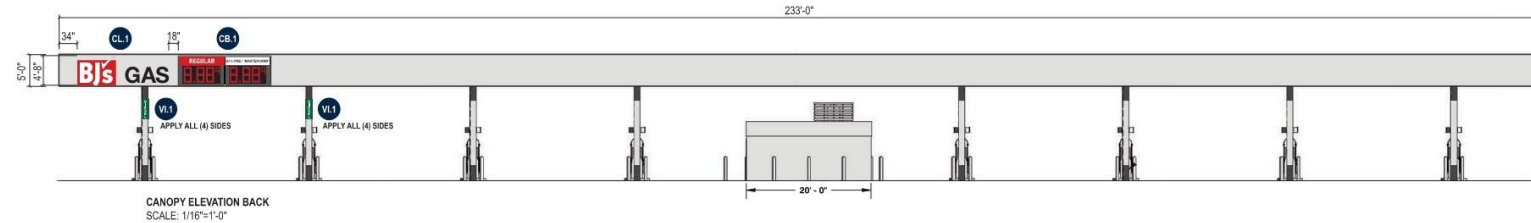
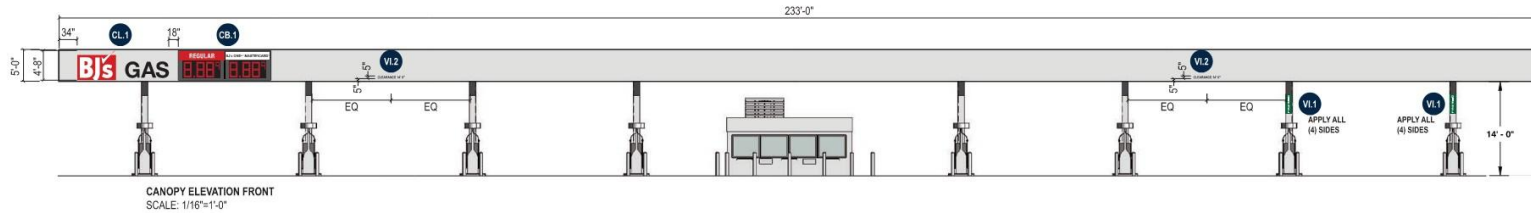
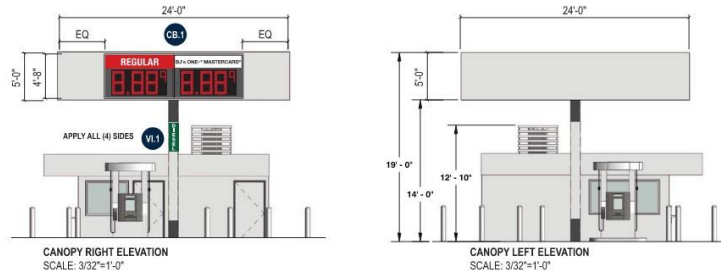
1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - a. The permitted uses requiring a conditional use permit (“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.

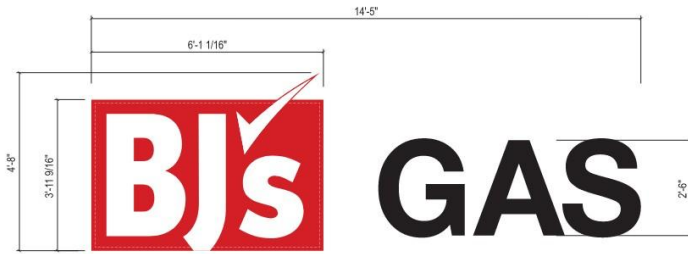
ELEVATIONS



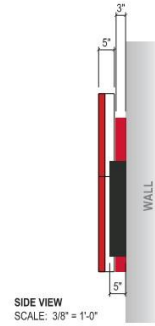
JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input checked="" type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/>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

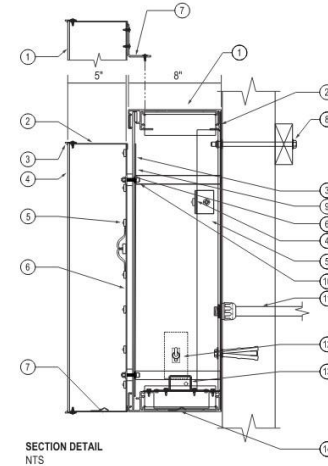


SIDE VIEW
SCALE: 3/8" = 1'-0"

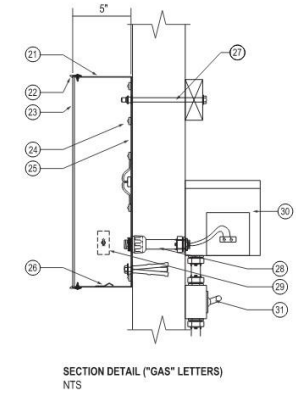


NIGHT VIEW
NTS

SPECIFICATIONS:	COLORS / FINISHES:
<p>CABINET:</p> <ol style="list-style-type: none"> SIGNCOMP K16222744 KIT INTERIOR PAINTED P-5, EXTERIOR PAINTED P-1 200 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. 120" FOOT 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 KEEP HOLE WITH LIGHT BAFFLE <p>BJ's LETTERS:</p> <ol style="list-style-type: none"> "CHECKMARK" CHANNEL LETTER PROTRUDES ABOVE CABINET .040 PRE-FINISHED WHITE ALUMINUM COIL RETURN INTERIOR PAINTED P-5 1" PRE-FINISHED RED TRIM CAP 150 WHITE POLYCARBONATE GRMCO GEM2471W1S 7100K GE TETRA MAX LED ADM LETTER BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE FOR MOUNTING - INTERIOR PAINTED P-5 KEEP HOLE WITH LIGHT BAFFLE <p>"GAS" LETTERS</p> <ol style="list-style-type: none"> .040 PRE-FINISHED BLACK ALUMINUM COIL RETURN INTERIOR PAINTED P-5 1" PRE-FINISHED BLACK TRIMCAP 150 WHITE POLYCARBONATE WITH V-4 FIRST SURFACE LED GE TETRAMAX 24V 7100K (ADDL. LED'S REQUIRED WHEN USING DAY/NIGHT FILM) ADM BACKS WITH FENDER WASHERS BOTH SIDES KEEP HOLE WITH LIGHT BAFFLE MOUNTING TBD BY CONDITIONS. BLOCKING (PROVIDED BY G.C.) AS REQUIRED RIGID CONDUIT THROUGH WALL. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE POWER SWITCH POWER SUPPLY BOX 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



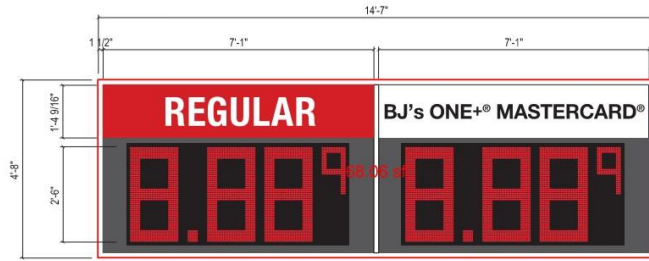
SECTION DETAIL ("GAS" LETTERS)
NTS

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

SQUARE FOOTAGE: 68



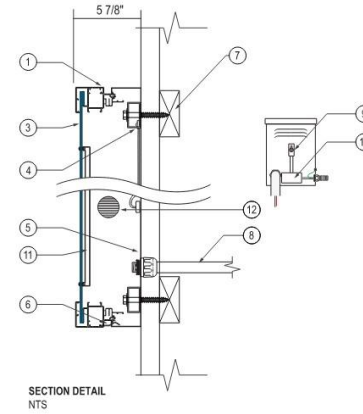
FRONT VIEW
 SCALE: 3/8" = 1'-0"



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.

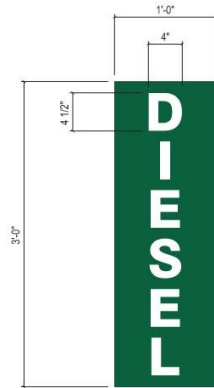
SPECIFICATIONS:	COLORS / FINISHES:												
<ol style="list-style-type: none"> SIGNCOMP K202145 HINGEABLE EXTRUSION INTERIOR PAINTED P-5, EXTERIOR PAINTED P-2 SIGNCOMP 2138 DIVIDER PAINTED P-2 .150 CLEAR POLYCARBONATE WITH V-1, V-3, V-7, V-8 SECOND SURFACE FOR GRAPHICS PANELS LED GE TETRA POWERMAX 24V 6500K 3MM ACM BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE - INTERIOR PAINTED P-5. WEEP HOLE WITH LIGHT BAFFLE 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. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE POWER SWITCH POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX (2) DROP IN RED DIGITAL COLOR 30" NUMBER GAS PRICE MESSAGE BOARDS VENTS ON BOTH ENDS 	<table border="0"> <tr> <td></td> <td>P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE</td> </tr> <tr> <td></td> <td>P-5 MP WHITE LIGHT ENHANCEMENT</td> </tr> <tr> <td></td> <td>V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL</td> </tr> <tr> <td></td> <td>V-3 3M 3032-22 BLACK VINYL</td> </tr> <tr> <td></td> <td>V-7 3M U3630-20 TRANSLUCENT WHITE</td> </tr> <tr> <td></td> <td>V-8 3M 220-41 DARK GRAY OPAQUE</td> </tr> </table>		P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE		P-5 MP WHITE LIGHT ENHANCEMENT		V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL		V-3 3M 3032-22 BLACK VINYL		V-7 3M U3630-20 TRANSLUCENT WHITE		V-8 3M 220-41 DARK GRAY OPAQUE
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	V-7 3M U3630-20 TRANSLUCENT WHITE												
	V-8 3M 220-41 DARK GRAY OPAQUE												

 JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN 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:

- 1. VINYL DP-1

COLORS / FINISHES:

-  DP-1 DIGITALLY PRINTED VINYL WITH LUSTRE LAMINATE GREEN TO MATCH PMS 349C

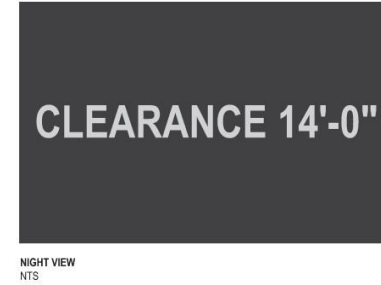
 JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> 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 7.0
		OTHER: _____				

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File No.: Z0126-0436
Zoning Change

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

SQUARE FOOTAGE: 1.8



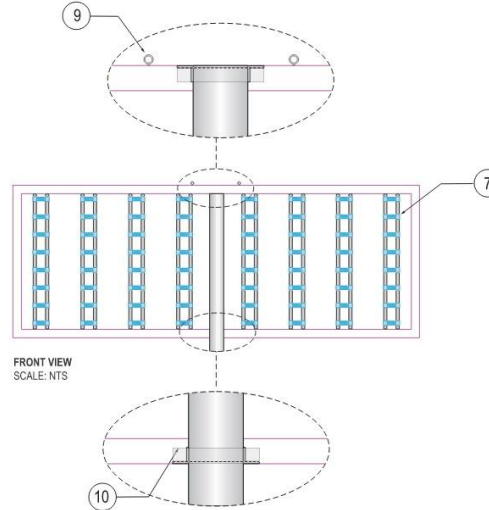
SPECIFICATIONS:	COLORS / FINISHES:
1. 3M BLACK REFLECTIVE VINYL AFFIXED TO CANOPY V-5	 V-5 3M REFLECTIVE BLACK 680-85

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		CLIENT APPROVAL _____ DATE _____				

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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.

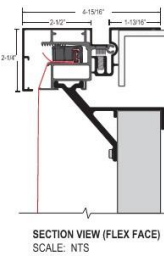
SPECIFICATIONS:

- 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K220465 HINGEABLE FOR FACES PAINTED P-2
- 100 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-6
- 150 CLEAR POLYCARBONATE WITH V-8, V-7, 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)
- K214246 2.5" DUAL DIVIDER KIT
- 7100K GE TETRASNAP LED'S
- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (4) DROP IN RED DIGITAL COLOR 21" 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 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER
- CMU BASE M-1, P-7 & P-8

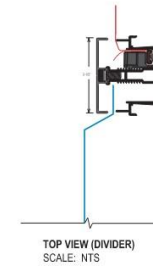
COLORS / FINISHES:

- 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 IJ3630-20 TRANSLUCENT WHITE
- V-8 3M 220-41 DARK GRAY OPAQUE
- M-1 SPLIT FACE CMU BLOCK - ADAMS ECHELON 4104

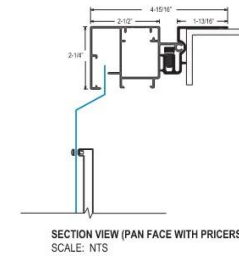
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ'S ON THE LEFT, PRICERS ON THE RIGHT



SECTION VIEW (FLEX FACE)
SCALE: NTS



TOP VIEW (DIVIDER)
SCALE: NTS



SECTION VIEW (PAN FACE WITH PRICERS)
SCALE: NTS

<p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSON COMPANY</small></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 <p style="font-size: 24pt; font-weight: bold;">9.0</p>
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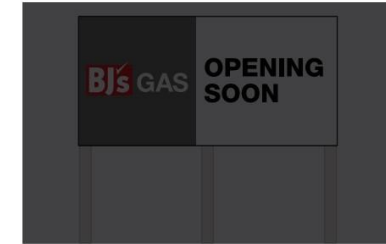
File No.: Z0126-0436
Zoning Change

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

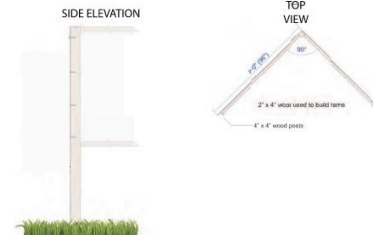
SQUARE FOOTAGE: 32



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



NIGHT VIEW
 NTS



SCALE: NTS

SPECIFICATIONS:	COLORS / FINISHES:								
1. 1/4" WHITE DIBOND PANEL ATTACHED TO 2" X 4" WOOD FRAME 2. VINYL GRAPHICS V-1, V-2, V-3 APPLIED TO FACE(S) BACKGROUND OF BJ's GAS PAINTED P-4 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	<table border="0"> <tr> <td style="width: 20px; height: 10px; background-color: red;"></td> <td>V-1 3M 3730-53L CARDINAL RED VINYL</td> </tr> <tr> <td style="width: 20px; height: 10px; background-color: white;"></td> <td>V-2 3M WHITE</td> </tr> <tr> <td style="width: 20px; height: 10px; background-color: black;"></td> <td>V-3 3M 3032-22 BLACK VINYL</td> </tr> <tr> <td style="width: 20px; height: 10px; background-color: gray;"></td> <td>P-4 MP TO MATCH SHERWIN WILLIAMS 7067 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 7067 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 7067 CITY SCAPE								
NOTE: VERIFY PLACEMENT PRIOR TO INSTALL									

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File No.: Z0126-0436
Zoning Change



BA.1 BANNER (QTY 1)

SQUARE FOOTAGE: 32



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

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

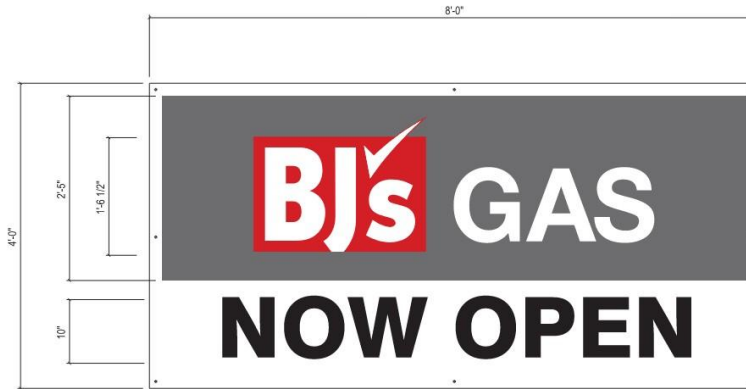
 JONES SIGN Your Vision. Accomplished. <small>A MONTGOMERY COMPANY</small>	JOB #: 302963_R8 DATE: 01.31.25 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150	SHEET NUMBER 11.0
		<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: _____	CLIENT APPROVAL _____ DATE _____			

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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

<p>JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY</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>BJ's Wholesale Club N Galloway Ave & Barnes Bridge Rd Mesquite, TX 75150</p>	<p>SHEET NUMBER 12.0</p>
			<p>CLIENT APPROVAL _____ DATE _____</p>			

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