

FILE NUMBER: Z0325-0389
REQUEST FOR: Rezone to Planned Development – Commercial (PD-C) to allow a fueling station 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 fuel sales with modifications to the maximum number of 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)

PLANNING AND ZONING ACTION

Decision: On June 9, 2025, the Planning and Zoning Commission voted 5-2 (Commissioners Arnold and Dharmarajan opposed) to approve the zoning change to PD – Commercial to allow a fueling station with 16 fueling positions.

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 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 for their members only. 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 Lowe's property.

Under the Mesquite Zoning Ordinance (MZO), fuel sales are allowed in the Commercial zoning district but require a Conditional Use Permit (CUP) if located within 500 feet of a residential district. The proposed fueling station is approximately 290 feet northeast of the Country Meadow subdivision. Rather than seeking a CUP, the applicant requests a PD-C district to allow modifications to the development standards, including increasing fueling positions from 8 to 16 and reducing the required 500-foot separation from residential areas. The fueling station will not include a convenience store.

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 for 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 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 public health, safety, and welfare and will benefit the City as a whole.

Staff Comments: *The proposed PD promotes public health, safety, and welfare by enabling infill commercial development on an underutilized parking area, supporting more efficient land use, increasing consumer convenience, and adding 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 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 fuel sales 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 16, 2025, Staff has received three courtesy notices opposed.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map

File No.: Z0325-0389
Zoning Change

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

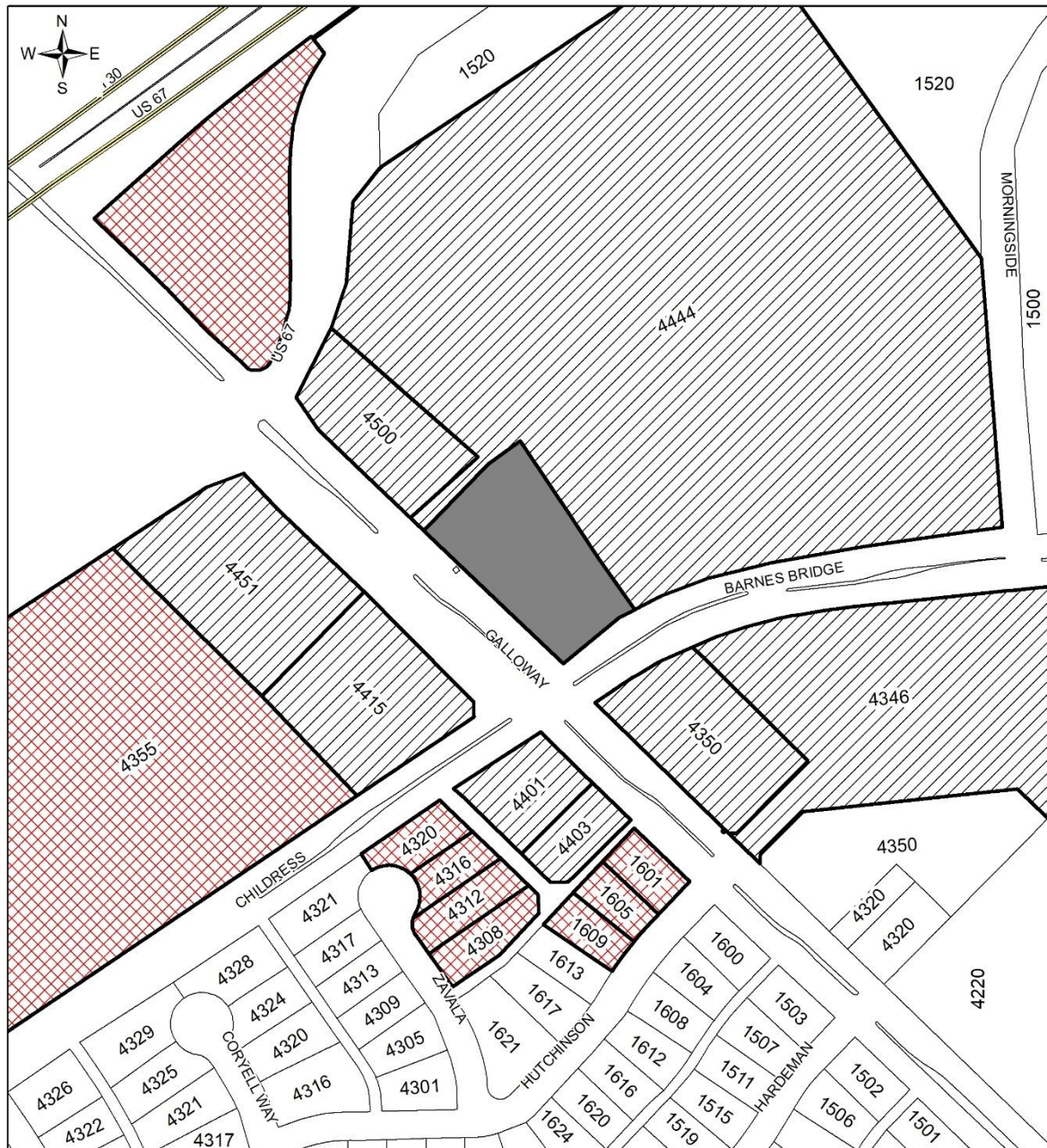
Location: 4444 N. Galloway Ave

Legend

 Subject Property

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification 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



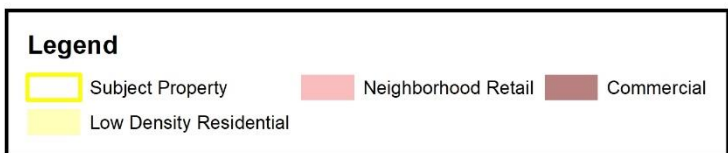
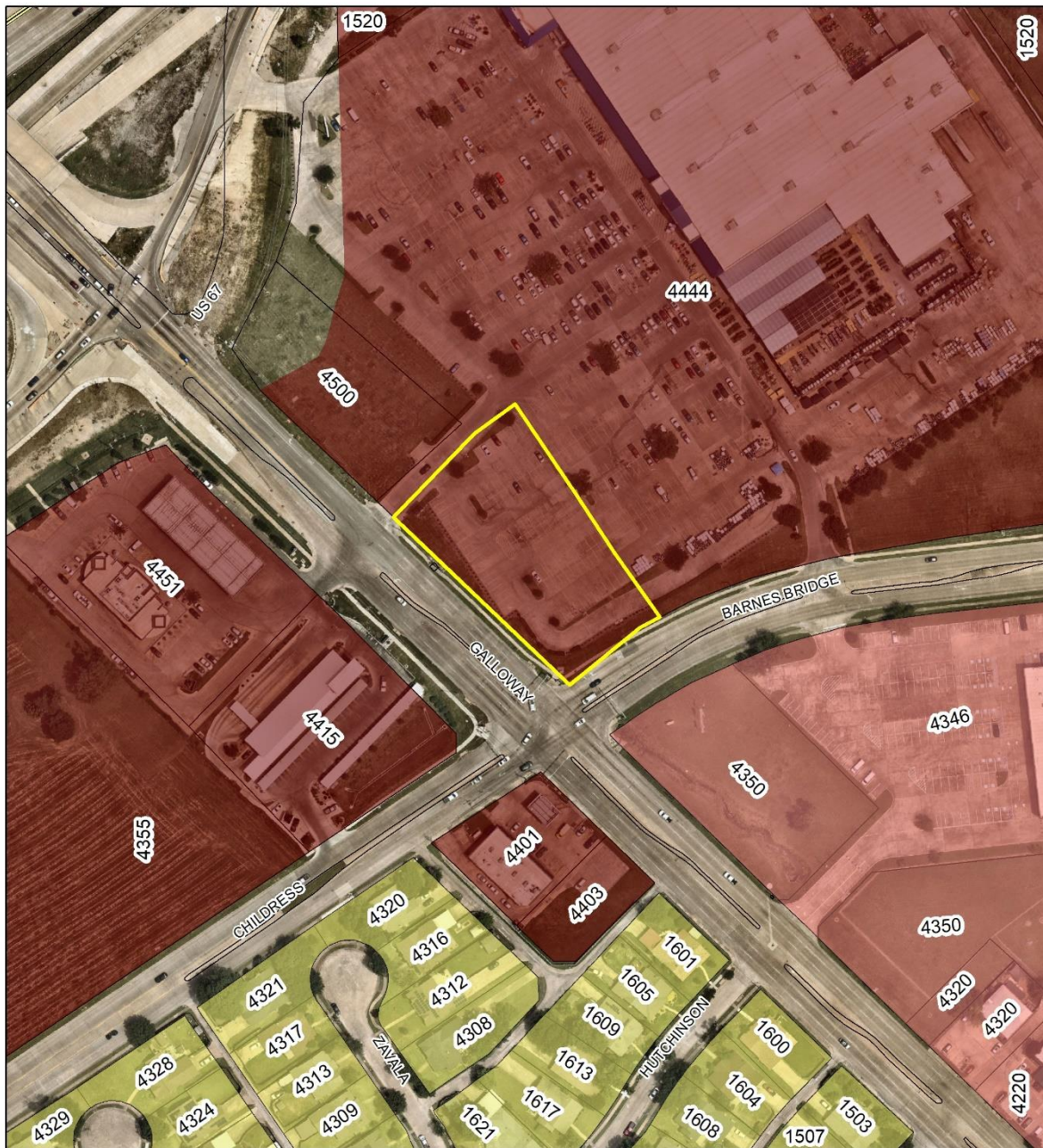
Legend

	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:

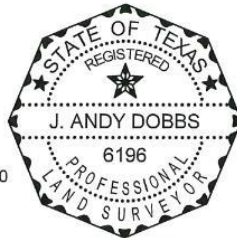
North 42°44'18" East, a distance of 77.08 feet to an "X" cut in concrete set for corner;
North 47°15'42" West, a distance of 40.54 feet to an "X" cut in concrete set for corner;
North 44°03'11" East, a distance of 109.92 feet to an "X" cut in concrete set for corner;
South 34°28'50" East, a distance 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

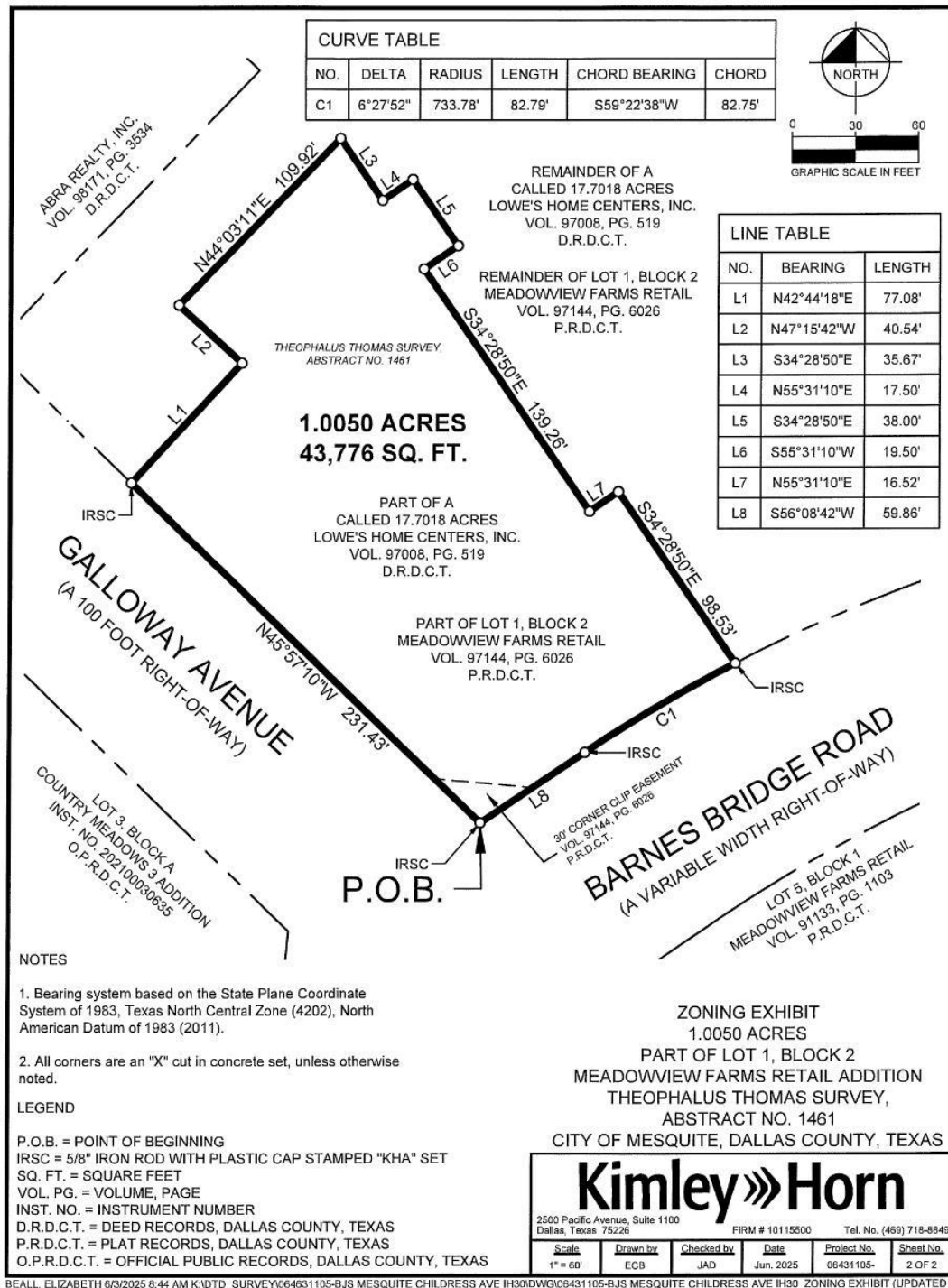
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

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 IH30\DWG\06431105-BJS MESQUITE CHILDRESS AVE IH30_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 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

[View results](#)

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.

<https://forms.office.com/Pages/DesignPageV2.aspx?prevorigin=shell&origin=NeoPortalPage&subpage=design&id=7ISbVhg8yEOJ1ASZPHwitlHd4sb...> 1/2