



T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0125-0379
REQUEST FOR: Rezone to Planned Development – Light Commercial (PD-LC) to allow a convenience store with 20 fueling positions and a tunnel carwash.
CASE MANAGER: Garrett Langford, AICP, Assistant Director of Planning and Development Services

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 14, 2025
City Council: Monday, August 18, 2025

GENERAL INFORMATION

Applicant: QT South, LLC (QuikTrip)
Requested Action: Zoning change to PD-LC to allow the following:
1) to permit a tunnel carwash within the required 100-foot separation from a residential district;
2) to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district;
3) and to increase the maximum number of vehicle fueling positions, allowing a total of 20 fueling positions on the property
Location: Northwest corner of IH-20 and FM 740

PLANNING AND ZONING ACTION

Decision: On July 14, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6-1 (Commissioner Dharmarajan abstaining) to approve the rezoning to PD-LC with the recommended stipulations.

SITE BACKGROUND

Platting: Unplatted (plat will be required)
Size: 3.4 +/- acres
Zoning: Agricultural within the K-20 Floating Zone
Future Land Use: Trinity Pointe Special Planning Area
Zoning History: 2006: Annexed and zoned AG

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Agricultural within the K-20 Floating Zone	Undeveloped and a single-family home
SOUTH:	Agricultural within the K-20 Floating Zone	Undeveloped Land and RV Park
EAST:	Agricultural within the K-20 Floating Zone	Undeveloped Land and Storage
WEST:	Agricultural within the K-20 Floating Zone	Undeveloped Land

CASE SUMMARY

The applicant, QuikTrip, is requesting a zoning change to establish a Planned Development–Light Commercial (PD-LC) district to allow for the development of a new QuikTrip convenience store with fuel sales and a Bubble Bath tunnel carwash on approximately 3.4 acres at the northwest corner of FM 740 and IH-20. Although the proposed carwash will be owned by QuikTrip, it will be located on a separate lot and operate independently from the convenience store. QuikTrip acquired Bubble Bath Carwash in 2023 as part of its efforts to expand into the carwash market.

Under the Mesquite Zoning Ordinance (MZO), convenience stores with fuel sales are permitted in the Light Commercial (LC) district with a Conditional Use Permit (CUP) and must be located at least 500 feet from a residential district. Carwashes are also permitted in the LC district but must be located at least 100 feet from a residential district. Although the surrounding properties include a mix of undeveloped land, a few residential homes, and nonresidential uses, all are zoned Agricultural, which is classified as a residential district.

Rather than requesting straight LC zoning with a CUP, the applicant is proposing a PD-LC to allow modifications to development standards, including increasing the number of fueling positions from eight to 20 and reducing the separation requirements from nearby residentially zoned properties. There are two occupied single-family homes located approximately 280 feet to the east and west of the subject property.

In addition to the proposed modifications to separation requirements, the PD-LC will establish tailored development standards for signage, landscaping, and screening. A summary of the proposed standards includes:

- Increasing the minimum landscaping requirement from 10% to 20% of the lot area.
- Waiving the screening wall requirement adjacent to agriculturally zoned properties.
- Requiring any fencing on the property to be limited to wrought iron.
- Allowing off-premise signage for businesses within the PD-LC district.
- Allowing a multi-tenant pole sign up to 50 feet in height and a maximum of 250 square feet in total sign area.
- Requiring 35% transparency for the convenience store façade, with the carwash excluded from this requirement.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the Trinity Pointe Special Planning Area, which “is envisioned as a thriving business corridor with a variety of residential opportunities and outdoor spaces that interconnect. It is envisioned to be a premier community with a distinct character, while setting itself apart as a destination for family-friendly entertainment, high-quality retail, and innovative business services.” As the main retail area for the I-20 corridor, retail uses should include major retailers that will draw visitors from the surrounding area for their shopping needs. Other traditional commercial and office uses should be located along the highway frontage to take advantage of the visibility and to buffer residential uses from the highway.

STAFF COMMENTS:

The applicant is not requesting a Comprehensive Plan amendment. It is the intent of the *Mesquite Comprehensive Plan* for the City to perform additional land-use planning and establish additional zoning requirements for the desired land uses within the Trinity Pointe area. The additional land-use planning, which has not been conducted, would determine whether further design standards and or use restrictions should be implemented in the area. In general, the proposed QuikTrip aligns with the Plan's direction to locate commercial uses along the I-20 frontage to take advantage of highway visibility. The proposed convenience store with fuel sales is a highway-oriented use that serves both local and regional traffic, potentially contributing to corridor activation and further development along the IH-20 corridor.

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 amendment promotes public health and safety through modern, regulated design and access to essential services, and it supports general welfare by enhancing economic activity, tax revenue, and corridor activation. While the use is utilitarian in nature, its placement and operational standards contribute positively to the community and the City's broader goals.*

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

Staff Comments: *The proposed amendment is consistent with the Comprehensive Plan's functional goals for highway frontage development and service-oriented retail. However, it is only partially consistent with the aspirational vision for the Trinity Pointe Special Planning Area, which seeks a more distinctive and higher-intensity mix of uses. The degree of alignment could be improved by incorporating elevated design standards and ensuring the development complements surrounding future uses.*

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.*

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

Staff Comments: *As undeveloped property, 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: *While there is currently no established development trend in the area, the proposed rezoning and development can help initiate activity and establish a commercial presence at a key intersection and may positively influence the pace and direction of future growth within the area.*

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 current Agricultural zoning is no longer suitable for this property due to its location at a major highway intersection and its inclusion in a designated special planning area intended for higher-intensity, economically productive uses. Rezoning the property to a Planned Development – Light Commercial district is a logical and necessary step to support feasible, appropriate development that aligns with long-term planning objectives.*

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: *Adequate public facilities are either already in place or can be reasonably extended to serve the proposed development. QuikTrip is working with City staff regarding the extension of sanitary sewer service to the area, which may serve as a catalyst for future development in the area. The rezoning would not overburden City services and is consistent with the City's capacity to support growth in this location.*

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 District offers a greater level of public benefit than would be achieved under standard Light Commercial zoning by enabling enhanced design, infrastructure planning, and site-specific development controls. These benefits help bridge the gap between a utilitarian land use and the broader vision of the Trinity Pointe Special Planning Area, making the PD a more effective zoning tool for this location.*

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

Staff Comments: *The proposed PD District has the potential to incorporate creative site design solutions that enhance safety, aesthetics, and long-term compatibility with surrounding development. It provides a higher level of design control and overall quality than would be possible under the standard Light Commercial zoning district.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed rezoning to a PD-LC district for a QuikTrip convenience store with fuel sales and a carwash is appropriate given the site's strategic location at the intersection of FM 740 and IH-20. The use aligns with the Comprehensive Plan's intent to place commercial development along highway corridors where visibility and access are high, and it can serve as a catalyst for further investment in an area that has seen little recent development.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – Light Commercial to allow a convenience store with 20 fueling positions and a tunnel carwash with Exhibits A (Legal Description), B (Development Standards), C (Concept Plan), and D (Freestanding Sign) located at northwest corner of FM 740 and IH-20 (as described in Exhibit A).

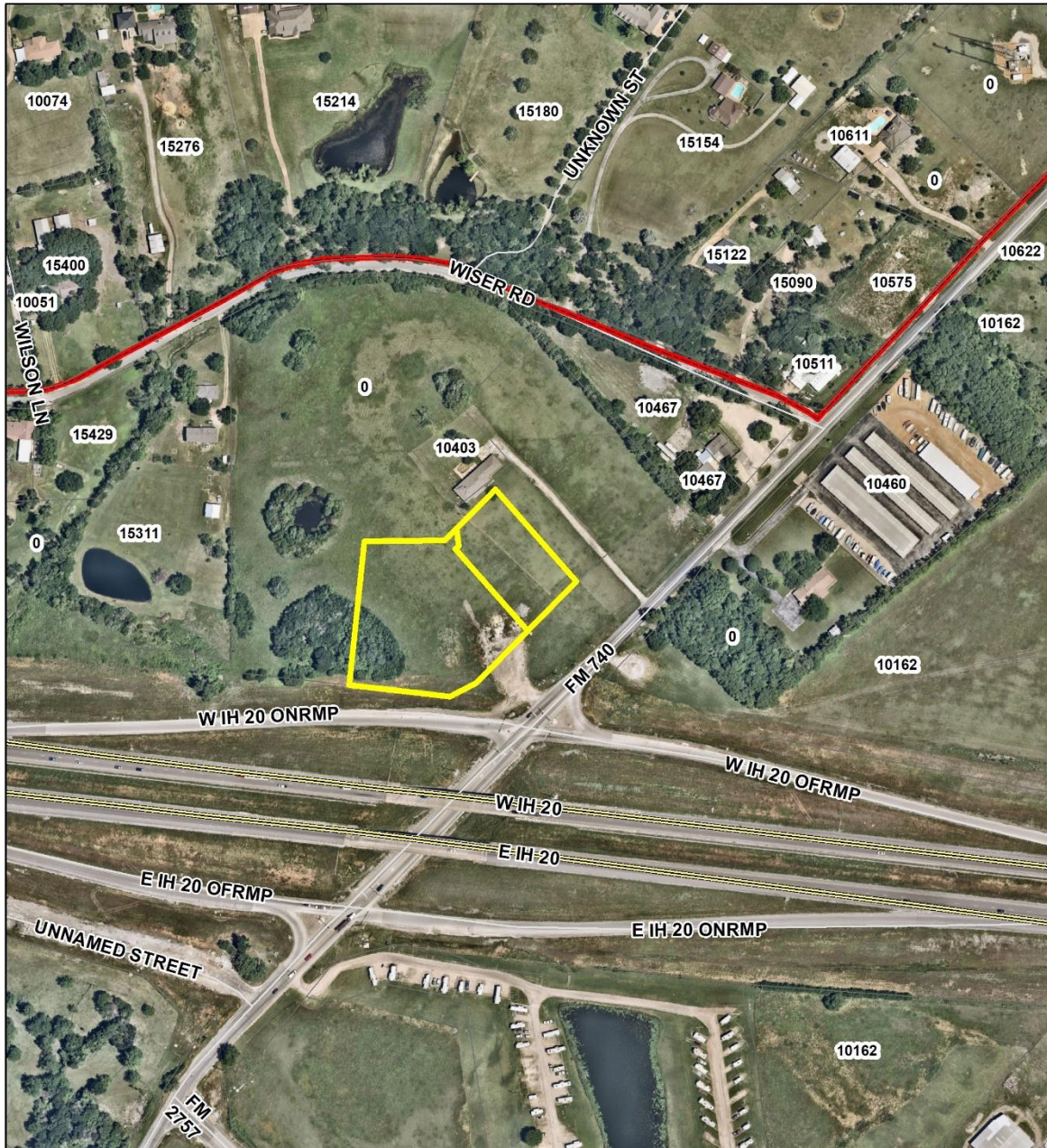
PUBLIC NOTICE

Staff mailed statutory notices to all property owners within 200 feet of the subject property, as required, and also sent courtesy notices to property owners within 400 feet. As of August 4, 2025, no responses have been received in regard to the statutory notices. One response in opposition has been received from the courtesy notice recipients.



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. Freestanding Signs (Exhibit D)
11. Public Notice

Aerial Map



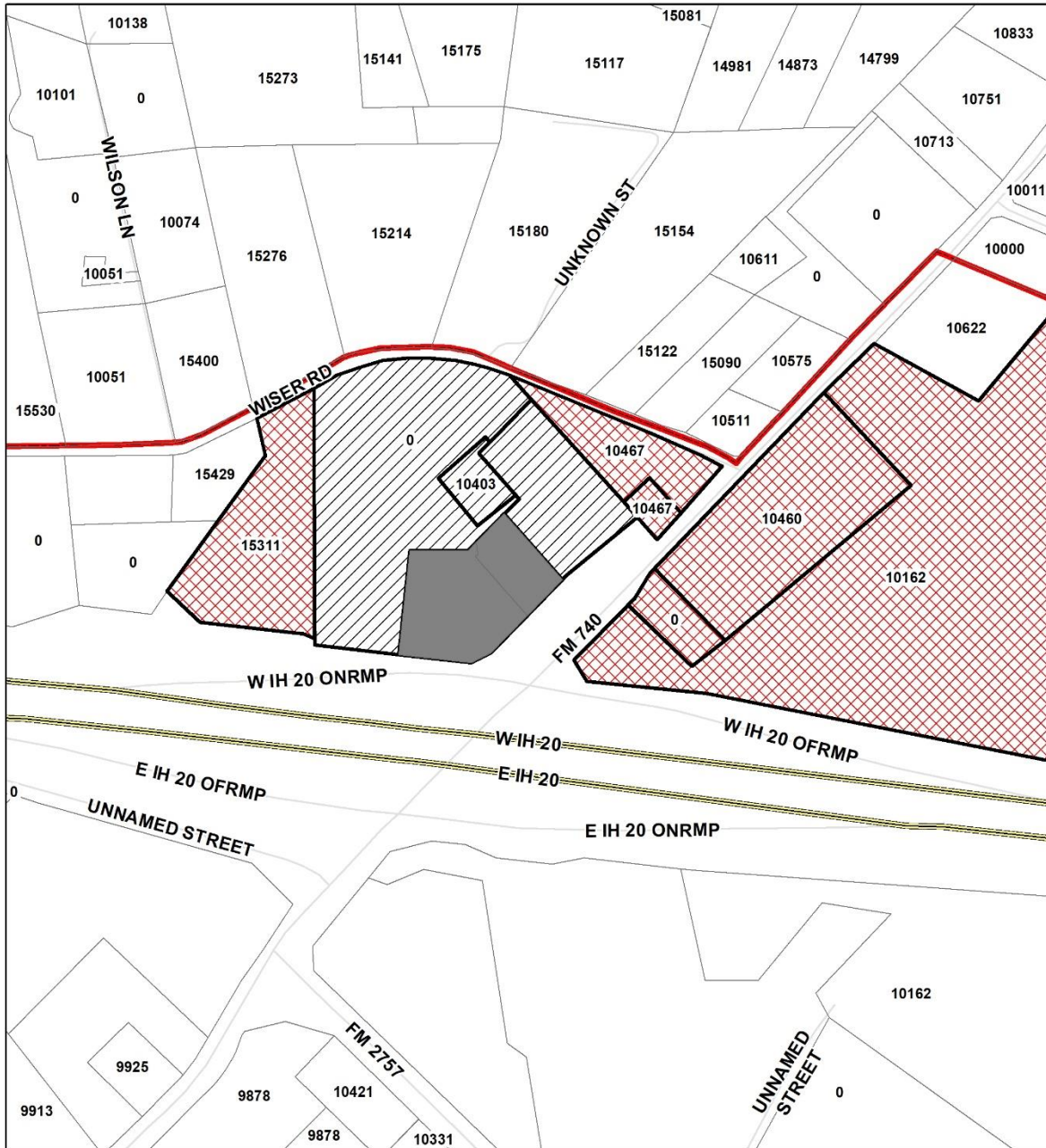
Request: Rezoning to PD-LC to allow convenience store with fuel sales and a tunnel carwash
Applicant: QuikTrip
Location: 10403 FM 740

Legend	
	Subject Property
	City Limits



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

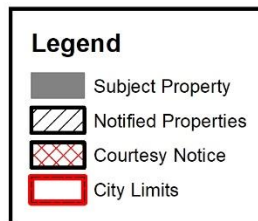
Notification Map



Request: Rezoning to PD-LC to allow convenience store with fuel sales and a tunnel carwash

Applicant: QuikTrip

Location: 10403 FM 740



Zoning Map



Legend

	Subject Property		SINGLE FAMILY RESIDENTIAL
	City Limits		
	AGRICULTURAL		



Future Land Use Map



Legend

- Subject Property
- City Limits
- Trinity Pointe Special Planning Area





Facing south towards FM 740 and IH-20 Intersection



Subject property facing west



Subject property facing North.



Subject property facing Northwest.



May 1st, 2025

*John Cervantes
Senior Planner | Planning & Zoning
1515 N Galloway Ave | Mesquite, TX 75149
(972) 216-6344 | jcervantes@cityofmesquite.com*

*Project: QT-1932 Mesquite Texas
FM 740 and IH 20*

Letter of Intent for PD Zoning of QT-1932 at FM 740 and IH 20

The proposed use of the site is convenience store with retail gasoline sales and 10 planned MPDs. Additionally, the property is being rezoned to allow for a car wash. The existing land use is vacant, and the existing zoning is agricultural. The proposal is to rezone the property as a planned development with a base zoning of light commercial.

The area is shown on the future land use map as within the Trinity Pointe special panning area overlay. The proposed use meets the intent of the future land use plan. The proposed change from agricultural to light commercial meets the intent of the comprehensive plan. This high-quality development will provide gasoline sales to support vehicular traffic on the I-20 transportation corridor and carwash services for drivers. In addition, increased open space provided in the planned development will provide for more trees on the site enhancing the aesthetics of the development.

Please find the attached excerpts from the City of Mesquite Comprehensive Plan.

Sincerely,
Tommy Vilbig, P.E.
469-907-4377 (Direct) tommy@vilbig.com 214-352-7333 (Office)
Vilbig & Associates, PLLC | 517 W Woodard | Denison, TX 75020 | www.vilbig.com |
Tx. Eng. Firm No. F-5614 | Tx. Surv. Firm No. 10033000
Continuing the Tradition of the Vilbigs in Texas Business since 1886
A certified HUB/NCTRCA woman-owned business

Continuing the Tradition of the Vilbigs in Texas Business since 1886
517 W. Woodard | Denison, Texas 75020 | 214-352-7333
vilbig.com | Texas Engineer Firm F-5614 | Texas Survey Firm 10033000



BEING a 3.3465 acre (145,772 square foot) tract of land situated in the James S. Ramsay Survey, Abstract No. 414, City of Mesquite, Kaufman County, Texas; said tract being all of a called 2.38 acre tract of land described in Warranty Deed to recorded JYA Forney, LLC recorded in Volume 8007, Page 463, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.) and all of a called 0.97 acre tract of land described in Warranty Deed to JYA Forney, LLC recorded in Volume 8007, Page 322, O.P.R.K.C.T.; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TxDOT" in the north right-of-way line of Interstate Highway 20 (a variable width right-of-way), said iron rod being the south corner of said 2.38 acre tract and the west corner of a tract of land described as Parcel 117, Part 1 in Deed to State of Texas recorded in Volume 8077, Page 66, O.P.R.K.C.T.;

THENCE North 83°30'08" West, along the said north right-of-way line of Interstate Highway 20, a distance of 232.73 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the southwest corner of said 2.38 acre tract;

THENCE North 06°31'23" East, departing the said north right-of-way line of Interstate Highway 20 and along the west line of said 2.38 acre tract, a distance of 324.15 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the northwest corner of said 2.38 acre tract;

THENCE North 89°59'43" East, along the north line of said 2.38 acre tract, a distance of 181.14 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 44°45'48" East, a distance of 160.60 feet to a 1/2" iron rod found with a cap stamped "4207", said iron rod being the north corner of said 0.97 acre tract and an exterior ell corner of a called 3.70 acre tract of land described in Special Warranty Deed to The American National Bank of Texas recorded in Volume 6397, Page 548, O.P.R.K.C.T.;

THENCE South 41°48'14" East, along the northeast line of said 0.97 acre tract and the southwest line of said 3.70 acre tract, a distance of 275.53 feet to a 5/8" iron rod found with a cap stamped "TxDOT", said iron rod being the east corner of said 2.38 acre tract and the north corner of said Parcel 117, Part 1 and the west corner of a called 0.703 acre tract of land described in Deed to State of Texas recorded in Volume 8294, Page 9, O.P.R.K.C.T.;

THENCE South 44°40'57" West, along the northwest line of said Parcel 117, Part 1, a distance of 319.33 feet to a 5/8" iron rod found with a cap stamped "TxDOT";

THENCE South 63°01'35" West, continuing along the said northwest line of said Parcel 117, Part 1, a distance of 66.14 feet to the **POINT OF BEGINNING** and containing 145,772 square feet or 3.3465 acres of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

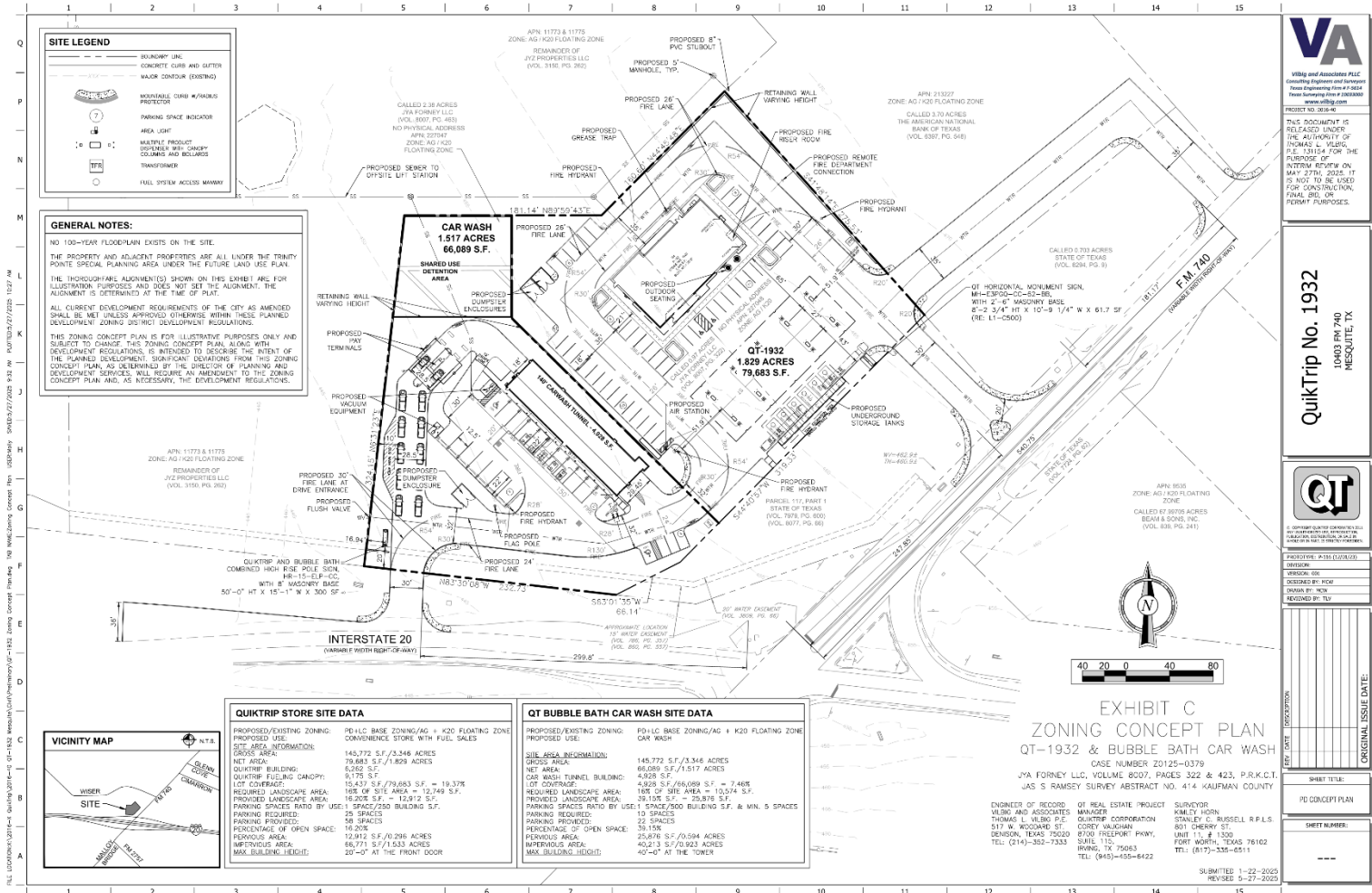
This Planned Development - Commercial district (“**PD-LC**”) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the Light Commercial (“**LC**”) zoning district as the base district standards 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. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the LC 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 LC District classification:
 - i. SIC Code 549a. Convenience Stores are permitted only in conjunction with self-service fuel sales.
 - ii. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 20 fueling positions
 2. Heavy-load vehicle refueling is not permitted
 - iii. SIC Code 7542 Car Washes, except self-service car washes, are prohibited (does not preclude self-service vacuum provided with a non-self-service carwash)
 - 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 LC 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 the Mesquite Engineering Design Manual.
 - b. **Landscaping and Screening.**
 - i. The minimum amount of landscaping shall be at least 20% of the lot.
 - ii. One shade tree, or one evergreen tree, or three ornamental trees shall be provided and maintained for each 650 square feet of required open space area.
 - iii. District screening is not required adjacent to Agricultural zoned property.
 - iv. Any fencing on the Property shall consist of a wrought iron. In this PD ordinance, wrought iron refers to tubular steel or aluminum commonly used in commercial fencing placed vertically between 3 and 6 inches on center.
 - c. **Signage.**
 - i. Multi-tenant signs may advertise any business located within the Planned Development, regardless of individual lot lines, without being considered off-premise (billboard) signage.
 - ii. Pole signage will be allowed at a rate of 1 (one) per lot at a maximum height of 50 feet with a maximum of 250 square feet per sign face.
 - iii. All pole signage must have an irrigated landscaped area consisting primarily of bushes, shrubs, and ornamental grasses that is equal to or greater in size than the total surface area of the largest pole sign face and shall be installed around the base of the sign.
 - iv. All pole signs greater than 35 feet shall have a decorative masonry base measuring 8 feet in height.
 - v. The design of all freestanding signs shall be consistent with the conceptual signage designs shown in the attached Exhibit "D." The

freestanding signs shall be located on the Property as shown on Exhibit "C."

- d. Transparency. The front and side elevations shall incorporate a minimum of 35% transparency consisting of windows and doors. Excluded from this requirement will be a tunnel car wash where glazing will not be required.



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MAJOR CONTOUR (EXISTING)
- MOBILE/VALE CURB #4/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MATERIAL PRODUCT DISTRIBUTION WITH CONCRETE CURB AND GUTTER
- TRANSFORMER
- FULL SYSTEM ACCESS (MAYDAY)

GENERAL NOTES:

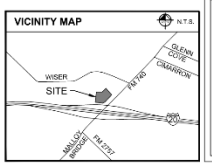
NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

THE PROPERTY AND ADJACENT PROPERTIES ARE ALL UNDER THE TRINITY POINTS SPECIAL PLANNING AREA UNDER THE FUTURE LAND USE PLAN.

THE HORIZONTAL ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.



QUIKTRIP STORE SITE DATA

PROPOSED/EXISTING ZONING: PD-LC BASE ZONING/AG + K20 FLOATING ZONE

PROPOSED USE: COMMERCE STORE WITH FUEL SALES

SITE AREA INFORMATION:

- NET AREA: 145,772 S.F./3.346 ACRES
- GRASSY AREA: 79,683 S.F./1,829 ACRES
- QUICKTRIP BUILDING: 6,252 S.F.
- QUICKTRIP FUELING CANOPY: 9,175 S.F.
- LOT COVERAGES: 15,437 S.F./79,683 S.F. = 19.37%
- REQUIRED LANDSCAPE AREA: 165 OF SITE AREA = 12,749 S.F.
- PROVIDED LANDSCAPE AREA: 16,208 S.F. = 11.21% S.F.
- PARKING SPACES RATIO BY USE: 1 SPACE/250 BUILDING S.F.
- 25 SPACES
- PARKING PROVIDED: 58 SPACES
- PERCENTAGE OF OPEN SPACE: 12.912 S.F./0.296 ACRES
- PERVIOUS AREA: 66,771 S.F./1.523 ACRES
- MAX. BUILDING HEIGHT: 20'-0" AT THE FRONT DOOR

QT BUBBLE BATH CAR WASH SITE DATA

PROPOSED/EXISTING ZONING: PD-LC BASE ZONING/AG + K20 FLOATING ZONE

PROPOSED USE: CAR WASH

SITE AREA INFORMATION:

- NET AREA: 145,772 S.F./3.346 ACRES
- GRASSY AREA: 66,089 S.F./1,517 ACRES
- CAR WASH TUNNEL BUILDING: 4,928 S.F.
- LOT COVERAGES: 4,928 S.F./16,689 S.F. = 29.46%
- REQUIRED LANDSCAPE AREA: 165 OF SITE AREA = 12,749 S.F.
- PROVIDED LANDSCAPE AREA: 33,158 S.F. = 23.81% S.F.
- PARKING SPACES RATIO BY USE: 1 SPACE/200 BUILDING S.F. & MIN. 5 SPACES
- 15 SPACES
- PARKING PROVIDED: 22 SPACES
- PERCENTAGE OF OPEN SPACE: 25,878 S.F./0.594 ACRES
- PERVIOUS AREA: 40,213 S.F./0.923 ACRES
- MAX. BUILDING HEIGHT: 40'-0" AT THE TOWER



Viking and Associates PLLC
Geotechnical Engineering and Foundation
From Surveying Area # 0082800
www.vikingva.com

PROJECT NO. 3036-06

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. WILCO, P.E. 121154 FOR THE PURPOSE OF THE INTERIM REVIEW ON MAY 27TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip No. 1932
10405 FM 740
MESQUITE, TX



PROVIDED BY: JVA FORNEY LLC
DESIGNED BY: JVA FORNEY LLC
DRAWN BY: JVA FORNEY LLC
REVIEWED BY: JVA FORNEY LLC

PROVIDER: DATE (DATE)

VISION: _____

DESIGNED BY: _____

DRAWN BY: _____

REVIEWED BY: _____

DATE: _____

DESCRIPTION: _____

ORIGINAL ISSUE DATE: _____

SHEET TITLE: PD CONCEPT PLAN

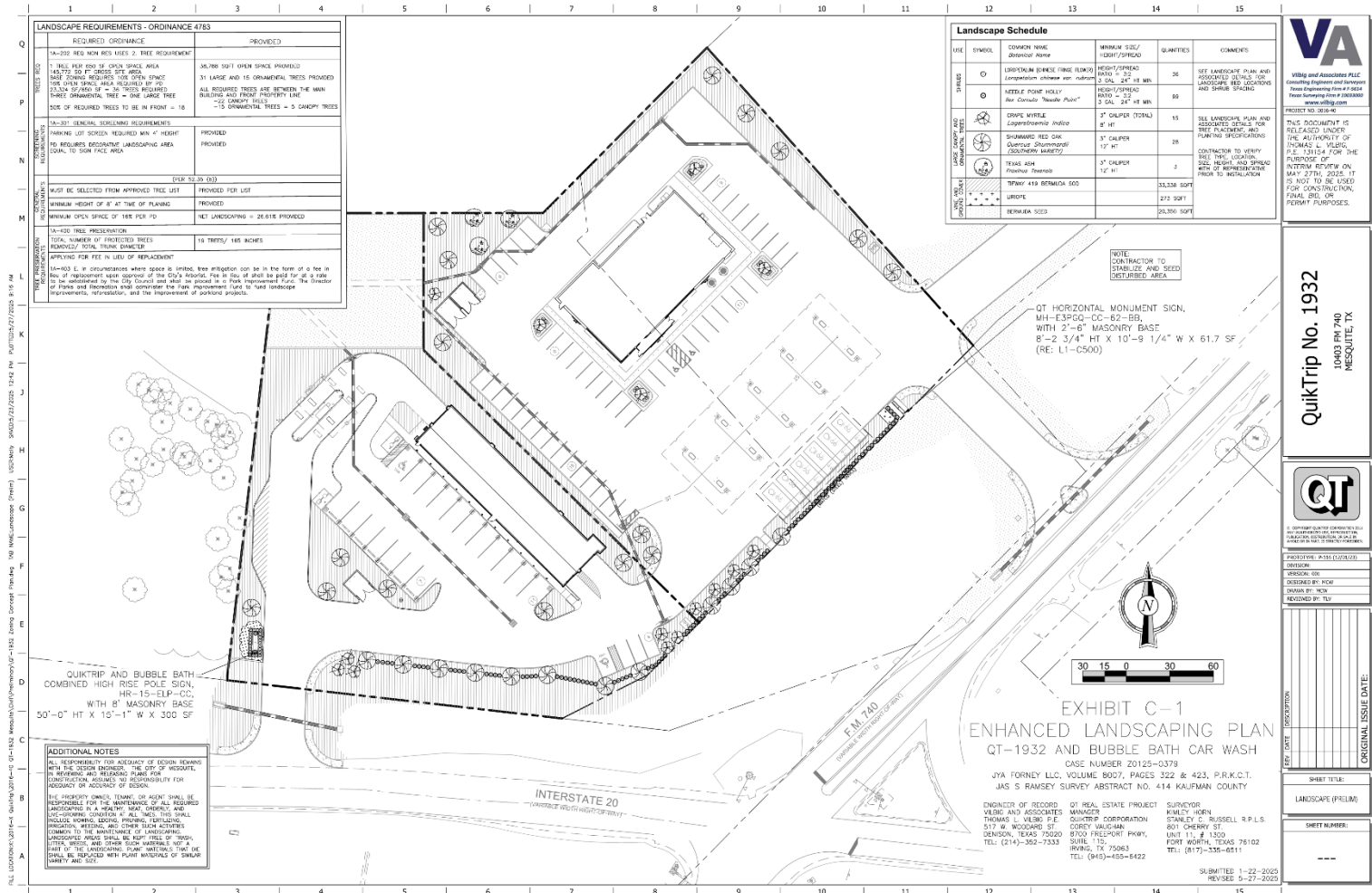
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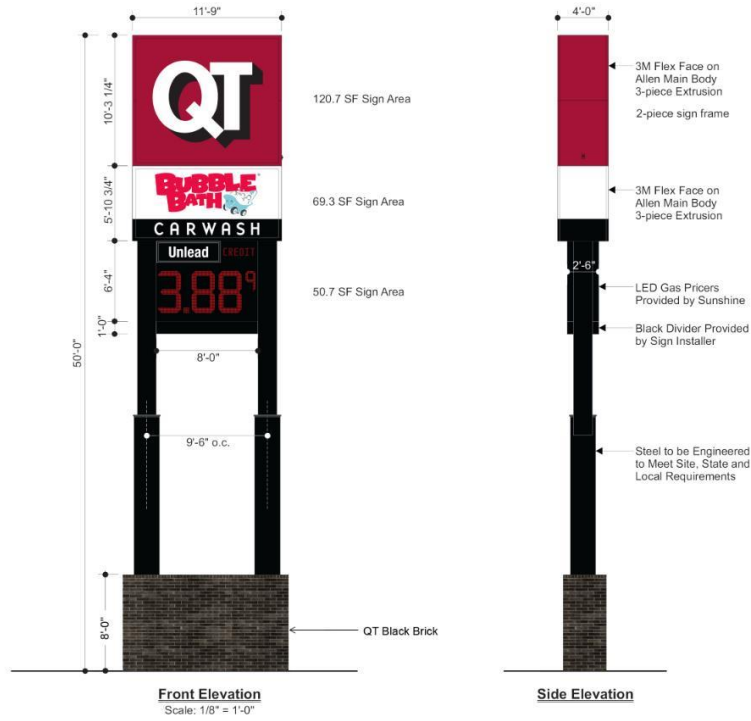
EXHIBIT C
ZONING CONCEPT PLAN
QT-1932 & BUBBLE BATH CAR WASH
CASE NUMBER 20125-0379
JVA FORNEY LLC, VOLUME 8007, PAGES 322 & 423, P.R.K.C.I.T.
JAS S RAMSEY SURVEY ABSTRACT NO. 414 KAUFMAN COUNTY

ENGINEER OF RECORD: HILBO AND ASSOCIATES MANAGER
THOMAS L. WILCO, P.E.
517 W. WOODSIDE ST.
DENSON, TEXAS 75020
STATE: TX
IRVING, TX 75063
TEL: (214)-352-7332

OT REAL ESTATE PROJECT SURVEYOR
KIMELY HORN
STANLEY C. RUSSELL R.P.L.S.
831 CHEROKEE ST.
UNIT 11, # 1300
FORT WORTH, TEXAS 76102
TEL: (817)-335-6511

DATE: 1-22-2025
REVISED: 9-27-2022





**HR12-ELP-CC
High Rise Sign**

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 240.7 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3630-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Item #QT-HR12-ELPBB-CC

Project Information

Client: QuikTrip
Locality: Ston 1932

File: QT-HR12-ELPBB-CC_4650_101

State: CT Design: James Gentry Project Manager: James Gentry

Date / Description	Issue Date
06/11/25	Issue Date
06/12/25	Added details to BB Cabinet

Notes

APPROVED
[Signature]
07/09/2025

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

- Approved Approved as Noted Revise & Resubmit

Name: _____ Date: _____

Declaration

Copyright © 2025 Allen Industries, Inc.

This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on this drawing, except for any registered trademarks that may belong to a client of Allen Industries, Inc. remain the property of Allen Industries, Inc.



**MH-E3PGQ-CC-62
Horizontal Monument Sign**

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description

01/17/20 Issue Date
02/17/20 Rev. 1

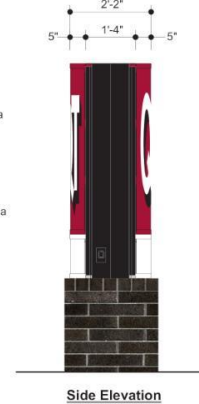
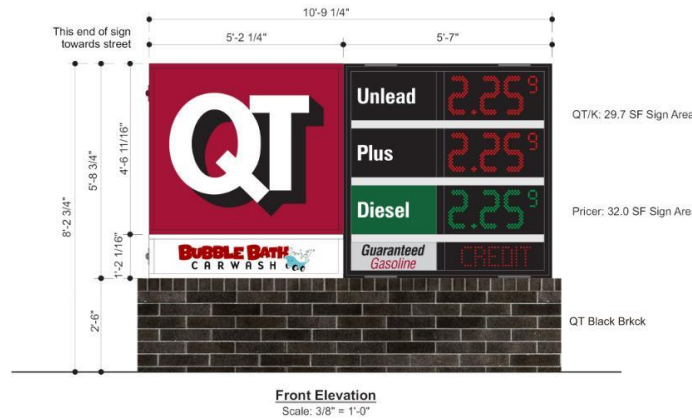
Notes

Store #

1932

Declaration

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Color Specifications

- All Paint Finishes to be Akzo Nobel
- Opaque Silver
 - Translucent White
 - Black - Low Gloss
 - Matte White (Interior of Sign)
 - Match 3M Cardinal Red #3632-53
 - Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.





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

LOCATION: Northwest corner of IH-20 and FM 740 (see attached map)
PROPERTY IDs: 227047 and 227048
FILE NUMBER: Z0125-0379
APPLICANT: QT South, LLC - QuikTrip
REQUEST: From: Agricultural within the K-20 Floating Zone
To: Planned Development – Light Commercial

The requested Zoning Change would allow for the development of a **convenience store with fuel sales and a tunnel carwash** on the subject property. The request also includes the following modifications: to permit a tunnel carwash within the required 100-foot separation from a residential district; to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district; and to increase the maximum number of vehicle fueling positions, allowing a total of 20 fueling positions on the 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

Being 3.3465 acres in the James S. Ramsay Survey, Abstract No. 414

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Tuesday, **July 14, 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, **August 4, 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 **July 10th** to be included in the Planning and Zoning Commission packet and by **July 21st**, 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: Z0125-0379
More information is available at:
www.cityofmesquite.com/ZoningCases

Name:(required) Gary Smith
Address of 15311 W. 3er Rd Forney TX
Noticed Property:
Owner Signature: Jay Smith Date: July 9, 2025

Comments:

I do not approve of the zoning change.
We request a privacy fence

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED
JUL 22 2025
PLANNING AND ZONING