



## **PLANNING AND ZONING REQUEST FOR SCREENING MODIFICATION**

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### **BACKGROUND**

**APPLICANT:** Chris Frerich, Eikon, on behalf of Golden Chick

**REQUESTED ACTION:** Screening Wall Waiver

**LOCATION:** 120 W. Cartwright, eastern property line and north of the Taco Bell site.

### **STAFF COMMENTS**

Chris Frerich is requesting a modification to the district screening requirement on behalf of Golden Chick along the eastern property line and north of the Taco Bell site of 120 W. Cartwright (Attachment 1 – Notification Map). The applicant is requesting the use of a living screen instead of installing an 8-foot masonry screening wall. The subject property is part of a larger tract of undeveloped land. The applicant is requesting the waiver be applied to the portion of the property which abuts an empty field that is currently zoned R-1 Single-Family Residential.

The subject properties and the surrounding properties to the east, west and south are zoned PD-GR, Planned Development General Retail. The property to the north is zoned R-1 Single-Family Residential. The Mesquite Zoning Ordinance requires a commercial development to construct an 8-ft high masonry screening wall along the property lines abutting a residential district. The northern portion of the property abutting an existing Residential neighborhood will meet this masonry screening wall requirement.

The Mesquite Zoning Ordinance provides for a modification of this requirement to be considered by City Council at a public hearing in the form of a waiver, deferment, or substitution of the applicable screening requirement. The applicant has requested a waiver of the requirement. The City Council may approve this request if it finds the requirement of screening and/or buffering is impractical or unnecessary.

It is staff's opinion that the living screen will provide adequate screening. It is unlikely that the rest of the undeveloped property to the east will develop with single-family homes. Staff recommends approving the waiver of the 8-ft masonry screening wall with the condition that a living screen be installed.

Attachments:  
Attachment 1 – Aerial Map  
Attachment 2 – Notification Map  
Attachment 3 – Site Pictures

Attachment 1 – Aerial Map



**Request:** Rezoning change from "SF" Single Family Residential to "GR" General Retail  
**Applicant:** Chris Frerich, Eikon  
**Location:** 120 W. Cartwright Rd.

**Legend**



-  Subject Property
-  Live Screening

Attachment 2 – Notification Map



**Request:** Rezoning change from "SF" Single Family Residential to "GR" General Retail  
**Applicant:** Chris Frerich, Eikon  
**Location:** 120 W. Cartwright Rd.

**Legend**

-  Subject Property
-  Notified Properties



Attachment 3 – Site Photos



View of subject property looking north from Cartwright Rd.



View of subject property looking north from Cartwright Rd.