



September 6, 2022

Jeff Armstrong
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

Re: SP0422-0287 Waiver Request / Alternative Design

Dear Mr. Armstrong,

Section 1A303.D of Mesquite Zoning Ordinance stipulates our truck court and proposed outside storage must be screened from the public rights-of-way. Since our development is located within an industrial park where other developments obtained waivers for the screen wall requirements, I am requesting that Leon Capital Group be granted the same waiver, thus alleviating us of this condition.

Section 1A303.A1 of Mesquite Zoning Ordinance requires an eight (8) foot masonry wall be established and maintained along the property line abutting a residential district. We are proposing an alternative design to take advantage of the grade change to achieve the city's screening intent. Construction of the wall along the proposed elevation of 496' would place the top of the wall at 504' in lieu of 496', which screens our entire parking lot.

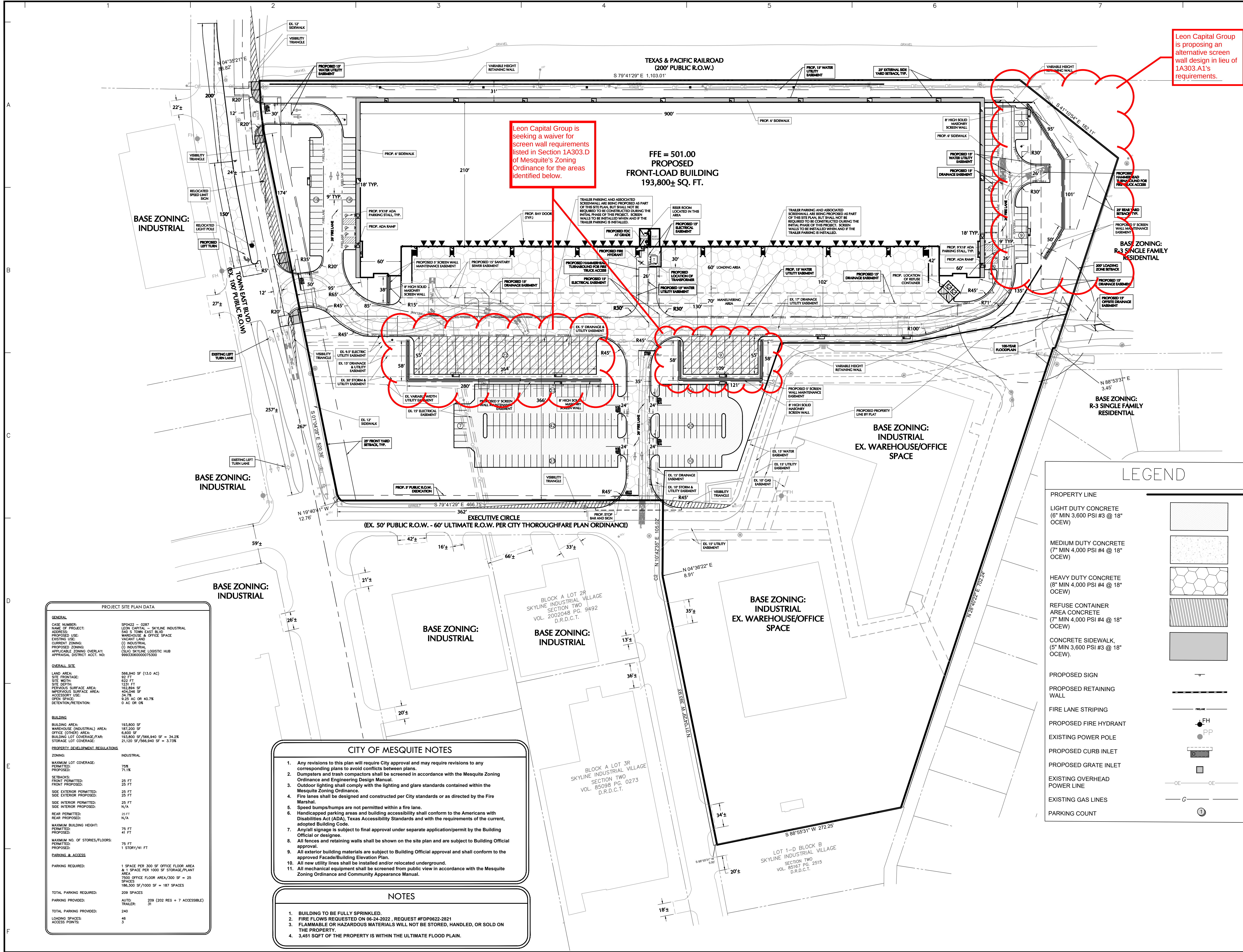
I appreciate your consideration and look forward to hearing from you.

Sincerely,

Daniel R. Marsicano

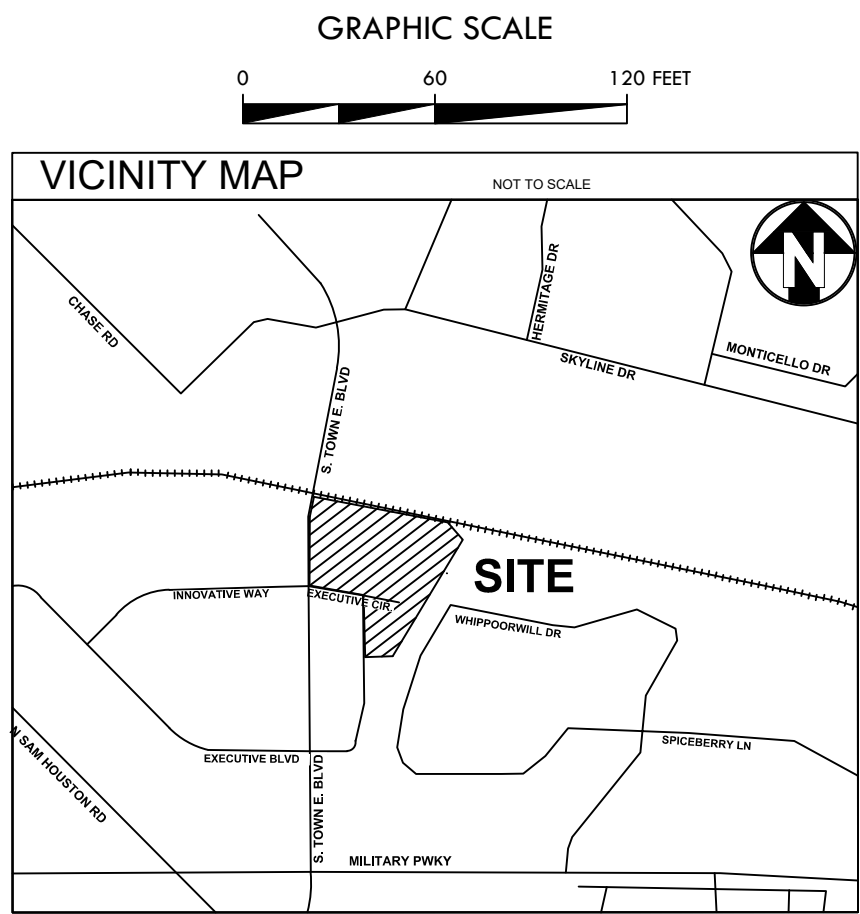
Digitally signed by Daniel R. Marsicano
DN: C=US,
E=dmarsicano@leoncapitalgroup.com,
O=Leon Capital Group, CN=Daniel R.
Marsicano
Date: 2022.09.06 16:51:42-05'00'

Danny Marsicano, Development Manager
Leon Capital Group
3500 Maple Avenue, Suite 1600
Dallas, TX 75219



Leon Capital Group is proposing an alternative screen wall design in lieu of 1A303.A1's requirements.

Leon Capital Group is seeking a waiver for screen wall requirements listed in Section 1A303.D of Mesquite's Zoning Ordinance for the areas identified below.



OWNER
LEON CAPITAL GROUP
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
CONTACT: SEAN WOOD
PHONE: (214) 489-7167
EMAIL: SWOOD@LEONCAPITALGROUP.COM

ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
8851 CYPRESS WATERS BLVD., STE 150
DALLAS, TEXAS 75019
CONTACT: TED MURDAY, P.E.
PHONE: 817-328-3311
EMAIL: TMURDAY@LANGAN.COM

LANDSCAPE ARCHITECT
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
17220 KATY FREEWAY, STE 125
HOUSTON, TEXAS 77054
CONTACT: THOMAS TAGUE
PHONE: 713-440-9686
EMAIL: TTAGUE@LANGAN.COM

SURVEYOR
WINDROSE SERVICES
1955 LAKEWAY DRIVE, STE 220
LEWISVILLE, TEXAS 75057
CONTACT: MARK PEEPLES, RPLS
PHONE: 972-204-5756
EMAIL: MARK.PEEPLES@WINDROSESERVICES.COM

SKYLINE INDUSTRIAL VILLAGE
LOT 2 & BLOCK B
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Date	Description	No.
Revisions		
04/22/22	SITE PLAN SUBMITTAL	1
05/31/22	SITE PLAN RESUBMITTAL	2
08/15/22	SITE PLAN RESUBMITTAL	3

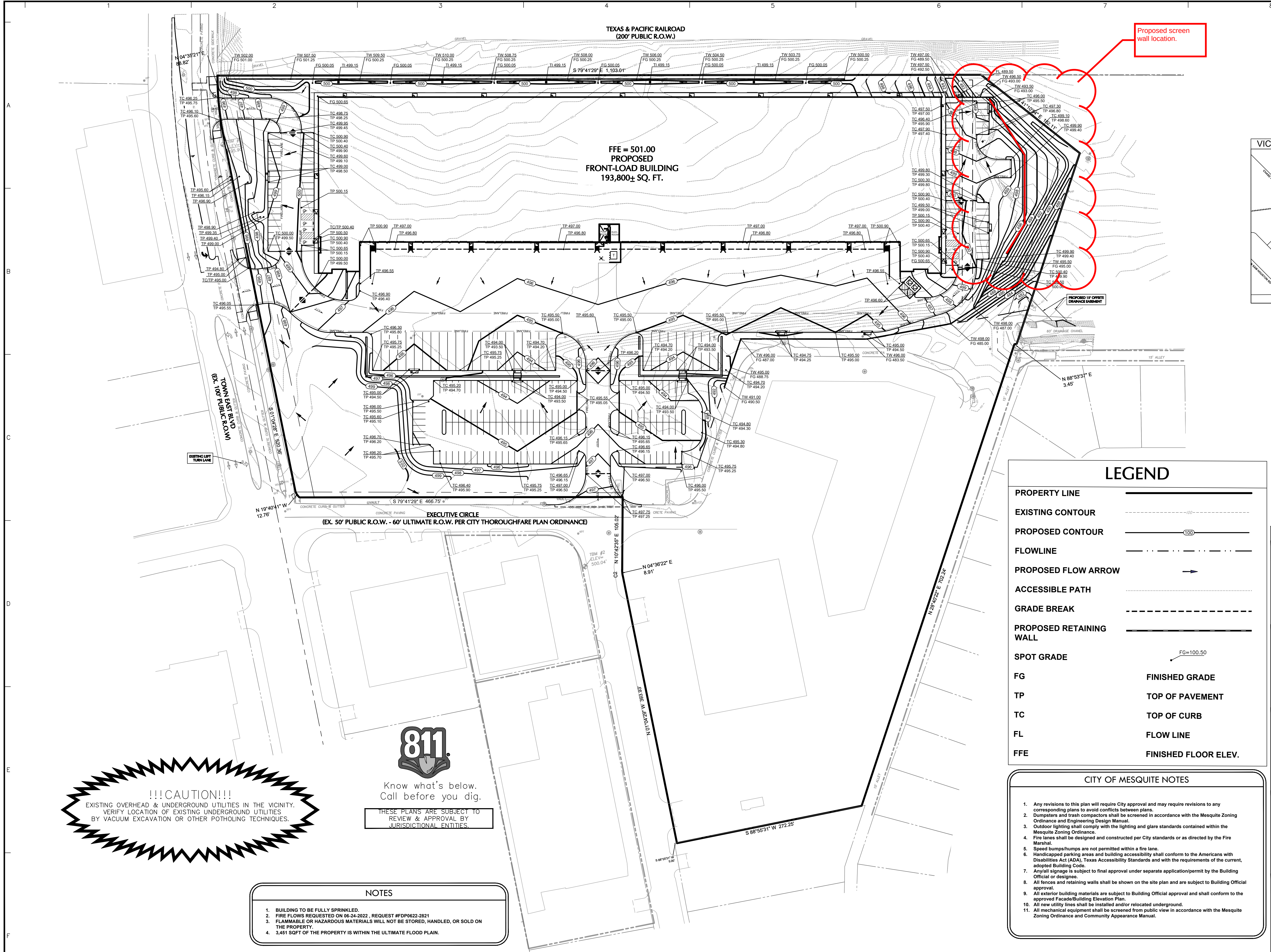
LANGAN
Langan Engineering and Environmental Services, Inc.
8951 Cypress Waters Blvd, Suite 150
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-13709

Project
540 S TOWN E BLVD - INDUSTRIAL PARK

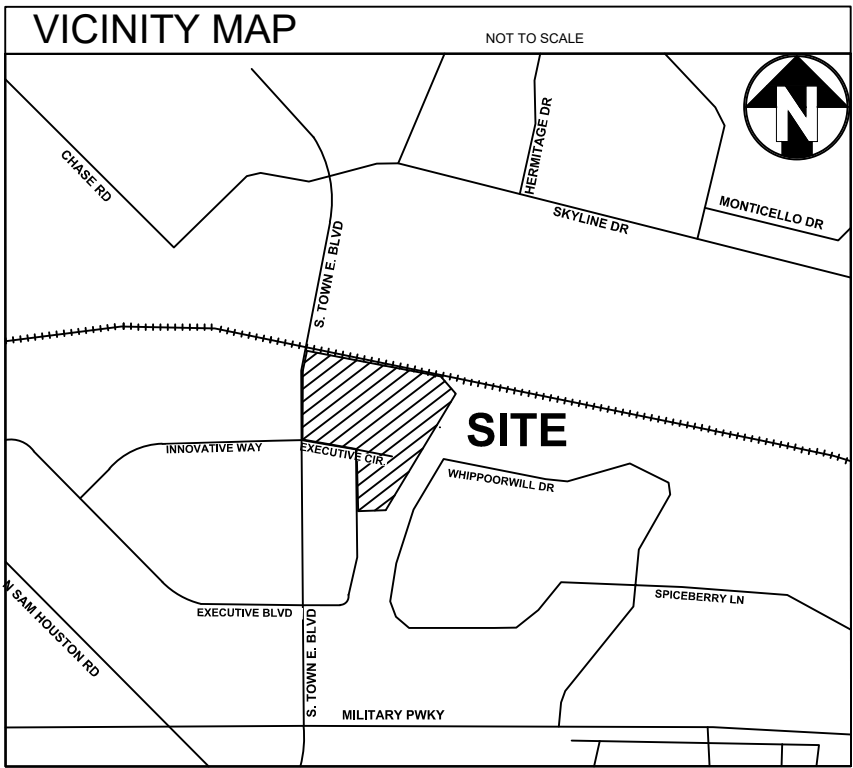
MESQUITE
DALLAS COUNTY TEXAS
Drawing Title

SITE PLAN

CASE NO.: SP0422 - 0287	
Project No.	Drawing No.
520035801	
Date	08/15/2022
Drawn By	EG
Checked By	TAM
C4.0	
Sheet 0 of 1	



Proposed screen wall location.



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SKYLINE INDUSTRIAL VILLAGE
LOT 2 & BLOCK B
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

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Signature _____ Date _____

LANGAN

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Environmental Services, Inc.
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TBPE FIRM REG. #F-13709

Project

**540 S TOWN E BLVD -
INDUSTRIAL PARK**

MESQUITE

DALLAS COUNTY TEXAS
Drawing Title

**PRELIMINARY
GRADING PLAN**

CASE NO.: SP0422 - 0287

Project No. 520035801 Drawing No.

Date 08/15/2022

Drawn By EG

Checked By TAM

C5.0

Sheet 0 of 1

LEGEND

PROPERTY LINE	_____
EXISTING CONTOUR	-----<100>-----
PROPOSED CONTOUR	-----<100>-----
FLOWLINE	----->-----
PROPOSED FLOW ARROW	----->-----
ACCESSIBLE PATH	----->-----
GRADE BREAK	----->-----
PROPOSED RETAINING WALL	----->-----
SPOT GRADE	FG=100.50
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FL	FLOW LINE
FFE	FINISHED FLOOR ELEV.

CITY OF MESQUITE NOTES

- Any revisions to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Mesquite Zoning Ordinance and Engineering Design Manual.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Mesquite Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current, adopted Building Code.
- Any/all signage is subject to final approval under separate application/permit by the Building Official or designee.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- All new utility lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Mesquite Zoning Ordinance and Community Appearance Manual.

EXECUTIVE CIRCLE
(EX. 50' PUBLIC R.O.W. - 60' ULTIMATE R.O.W. PER CITY THOROUGHFARE PLAN ORDINANCE)



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO
REVIEW & APPROVAL BY
JURISDICTIONAL ENTITIES.

NOTES

- BUILDING TO BE FULLY SPRINKLED.
- FIRE FLOWS REQUESTED ON 06-24-2022, REQUEST #FDP0622-2821
- FLAMMABLE OR HAZARDOUS MATERIALS WILL NOT BE STORED, HANDLED, OR SOLD ON THE PROPERTY.
- 3.451 SQFT OF THE PROPERTY IS WITHIN THE ULTIMATE FLOOD PLAIN.

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY.
VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.