



**PLANNING AND ZONING
REQUEST FOR SCREENING MODIFICATION**

BACKGROUND

APPLICANT: Jason Harder, on behalf of BioLife Plasma Services

REQUESTED ACTION: Screening Wall Waiver

LOCATION: South property line of 2150 Towne Centre Drive

STAFF COMMENTS

The applicant requests a waiver of the district screening requirement along the south property line of 2150 Towne Centre (Attachment 1 – Notification Map). The applicant is requesting to forgo the required 8-foot long-span precast concrete decorative screening wall (Attachment 2 – Applicant’s Letter.) The applicant proposes to construct an approximately 14,560-square-foot medical office building for Biolife Plasma Services.

The subject property and the surrounding properties to the east, southeast, and west are zoned Commercial. Along the south property line, the subject property shares approximately 133 feet with a property that is zoned Multifamily Residential. Section 1A-303 of the Mesquite Zoning Ordinance requires an eight (8) foot high long-span precast concrete decorative screening wall and a buffer tree line shall be established and maintained along the property line abutting the residential district when development in nonresidential district backs or sides upon a residential district. The proposed development of the subject property will require the installation of an 8-ft high long span-precast concrete decorative screening wall along approximately 133 feet of the south property line, where adjacent to a residential district.

The adjacent property that is zoned Multifamily Residential is owned by Texas Utilities Electric Company and it is their right-of-way for one of their overhead high-voltage transmission lines. Even though the property is not used for a residential use, the Mesquite Zoning Ordinance requires district screening; however, it does provide alternative screening with a six-foot wrought iron fence and landscape hedge for the following circumstance, which applies to this situation.

Section 1A-303.A.3 - The nonresidential use is separated from the nearest residential property by a permanent easement, right-of-way or other feature at least eighty (80) feet in width, assuring the nonresidential use does not directly abut the residential use. This alternative may be utilized where drainage and/or utility easements or rights-of-way lie between a nonresidential use and a

residential use, regardless of the actual district zoning of the easement or right-of-way area.

The applicant could use the above alternative screening without City Council approval; however, they would like to request a waiver instead of installing the screening wall or a wrought iron fence. 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 required 8-ft high long-span precast concrete decorative screening wall or a wrought-iron fence along the south property line is unnecessary as the adjacent residential property is used as a right-of-way for an overhead high-voltage transmission line. To the south of the overhead high-voltage transmission line is The Barons apartment complex, which is approximately 425 feet from the south property line of the proposed Biolife development. Staff recommends approving the waiver of the district screening requirements.

Attachments:

Attachment 1 – Notification Map

Attachment 2 – Applicant's Letter

Attachment 3 – Aerial Map

Attachment 4 – Site Plan

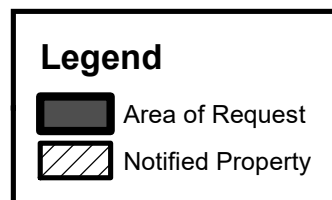
Attachment 5 – Zoning Map

Notification Map

Attachment 1



Request: District Srceening Wall Waiver
Applicant: Jason Harder
Location: 2150 Towne Centre Dr



10/18/2022

Honorable Mayor Alemán Jr. & City Council
City of Mesquite, TX
757 N. Galloway Avenue
Mesquite, TX, 75185-0137

Dear Mr. Mayor & esteemed council members,

Enclosed please find an application with a request for a permanent waiver to the general screening and buffering requirements outlined in Section 1A-301. Focus Real Estate Development is purchasing this site from the current owner, Extra Property Holdings, LLC. We intend to build a single-story medical office at this location on Towne Centre Drive in Mesquite.

We are requesting this waiver of the screening requirement for reasons of it being impractical and unnecessary in this scenario. The existing trees will be preserved on the southern portion of this property and will provide roughly 265 ft. of natural buffer between our development and the residential zoning/apartment building complex located to the south. Furthermore, there is an absence of screening at other existing commercial businesses in this area, which are adjacent to the same residential zoning.

Included with this application you will find exhibits that support the above points:

- Exhibit A: Required site plan
- Exhibit B: Aerial Images
- Exhibit C: Photos
 - Photo 1: Drone photo taken north of the proposed site looking southeast towards existing commercial uses and residential zoning/apartment buildings.
 - Photo 2: Drone photo with south view looking towards the residential zoning/apartment buildings.
 - Photo 3: Drone photo taken above proposed building with southeast view towards existing commercial uses and residential zoning/apartment buildings.

Please don't hesitate to contact me with any questions. Thank you for your time and consideration.

Best Regards,



Jason Harder

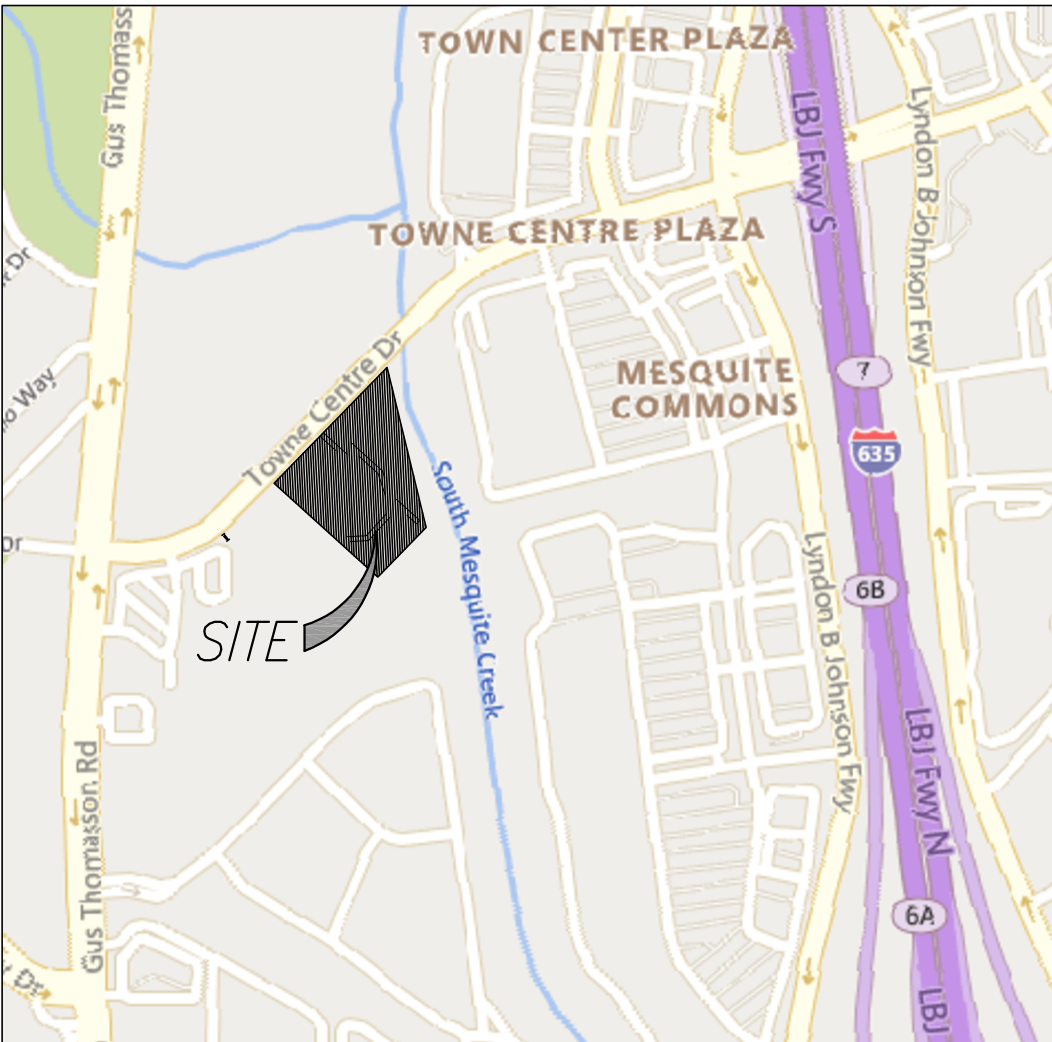
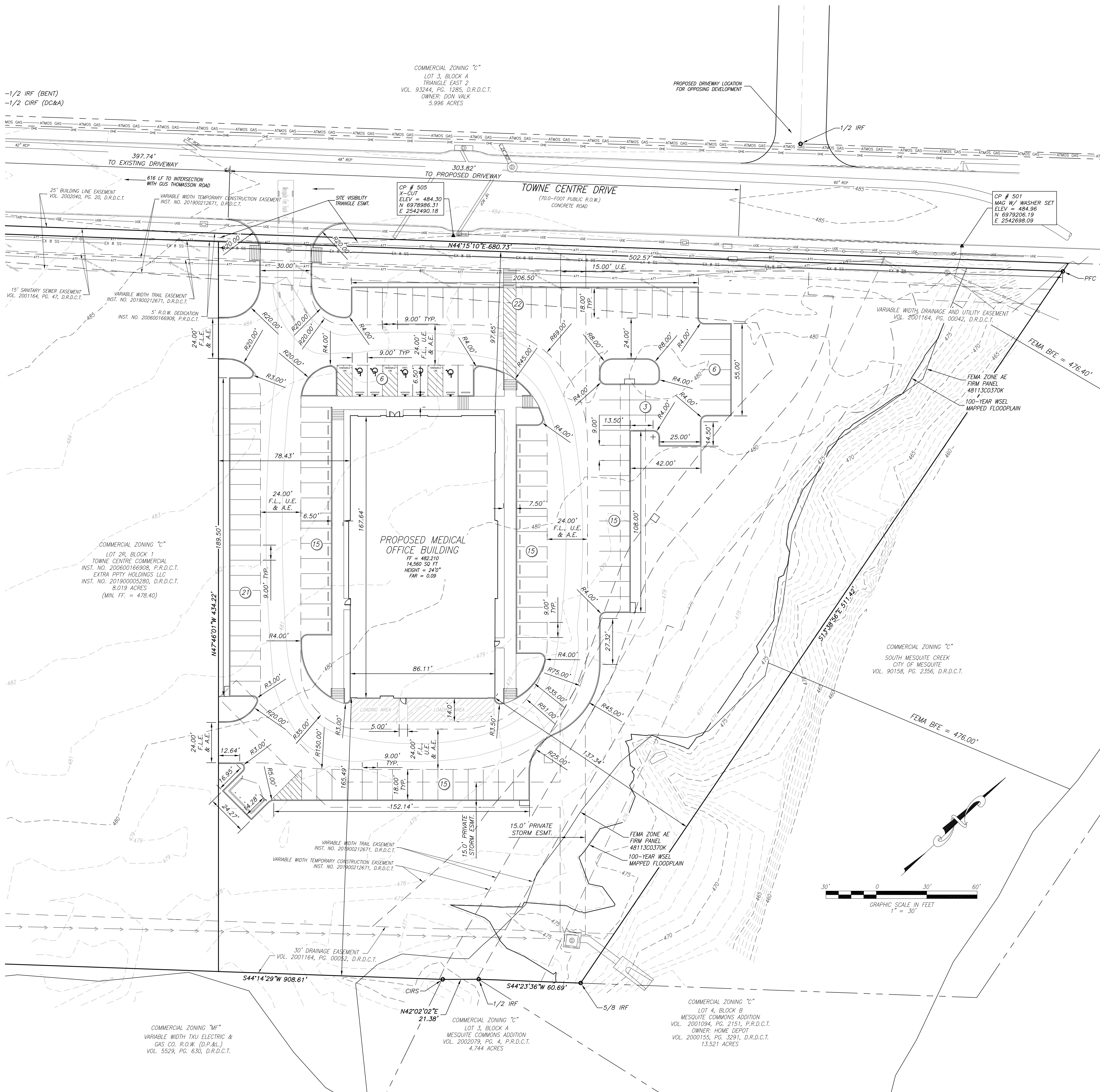
Focus Real Estate Development
319-512-2322
jasonh@focusdevco.com

Attachment 3



Legend

 Area of Request



LOCATION MAP (NOT TO SCALE)

SITE PLAN NOTES:

- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE MESQUITE ZONING ORDINANCE.
4. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
6. 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.
7. ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE BUILDING OFFICIAL OR DESIGNEE
8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE/BUILDING ELEVATION PLAN.
10. ALL NEW UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.

GENERAL

CASE NUMBER SP0822-0303
BIOLIFE PLASMA SERVICES MOB
MEDICAL OFFICE BUILDING
EX. COMMERCIAL ZONING "C"
PROP. COMMERCIAL ZONING "C"
NO ZONING OVERLAY
DCAD PARCEL ID: 382168000102R0000
DALLAS COUNTY
DEVELOPMENT AGREEMENT NUMBER = N/A

OVERALL SITE

GROSS SITE AREA = 3.573 ACRES
SITE FRONTAGE = 680.73 FEET
SITE DEPTH = 434.22 FEET
IMPERVIOUS SURFACE AREA = 93,516 SQ FT
PERVIOUS SURFACE AREA = 62,137 SQ FT
ACCESSORY USE = N/A
OPEN SPACE = 1.426 ACRES (39.92%)
DETENTION/RETENTION = NOT APPLICABLE

BUILDING

TOTAL GROSS INTENSITY (FAR) = 0.09
TOTAL SQUARE FOOTAGE COMMERCIAL = 14,560 SQ FT

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM BUILDING COVERAGE
PERMITTED = 77,819 SQ FT (50% MAX COVERAGE)
PROPOSED = 14,560 SQ FT

MINIMUM LOT AREA
PERMITTED = N/A

PROPOSED = 155,649.9

PERMITTED: 14.4 FT

PROPOSED = 502.57 FT

MINIMUM LOT DEPTH

PERMITTED = N/A FT

PROPOSED = 434.22 FT

FRONT SETBACK REQUIRED 25 FT

PROPOSED = 96.75 FT

SIDE INTERIOR SETBACK

REQUIRED = 0 FT

PROPOSED = 3.50 FI

REQUIRED = 25 FT

PROPOSED = 165.49 FT

MAX STRUCTURE HEIGHT

REQUIRED = 75 FT

IMPROVEMENTS

BEDS/RESIDENTS/ROOMS = 60 DONOR BEDS

PARKING & ACCESS

PARKING SPOTS

REQUIRED = 97

PROPOSED = 11
PARKING SPOTS

REQUIRED = 5 (1 VAN SPACE)

PROPOSED = 5

LOADING SPACE

$$REQUIRED = N/\lambda$$

PROPOSED = ENTIRE BACK OF BUILDING

ACCESS POINTS
REQ

PROPOSED = .3

#	REVISION	DATE

DEVELOPER/OWNER:
DUANE MOSSER
17129 E FM 977
ARABEE, TX 78009
P.O. BOX 10
CORNWALL, VA 22421
PHONE(319) 637-3446
EMAIL:DUANEMO@BUILDTOSUIT.COM

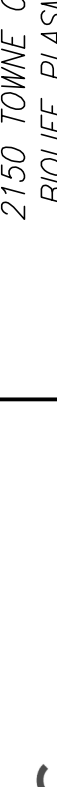
CASE NO. SP0822-0303

SITE PLAN

2150 TOWNE CENTRE DRIVE
BIOLIFE PLASMA SERVICES
MEDICAL OFFICE BUILDING DEVELOPMENT
3.753 ACRES DEVELOPMENT OUT OF THE
TOWNE CENTRE COMMERCIAL ADDITION
A PORTION OF LOT 2R, BLOCK 1
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

CASE NO. SP0822-0303

SITE PLAN



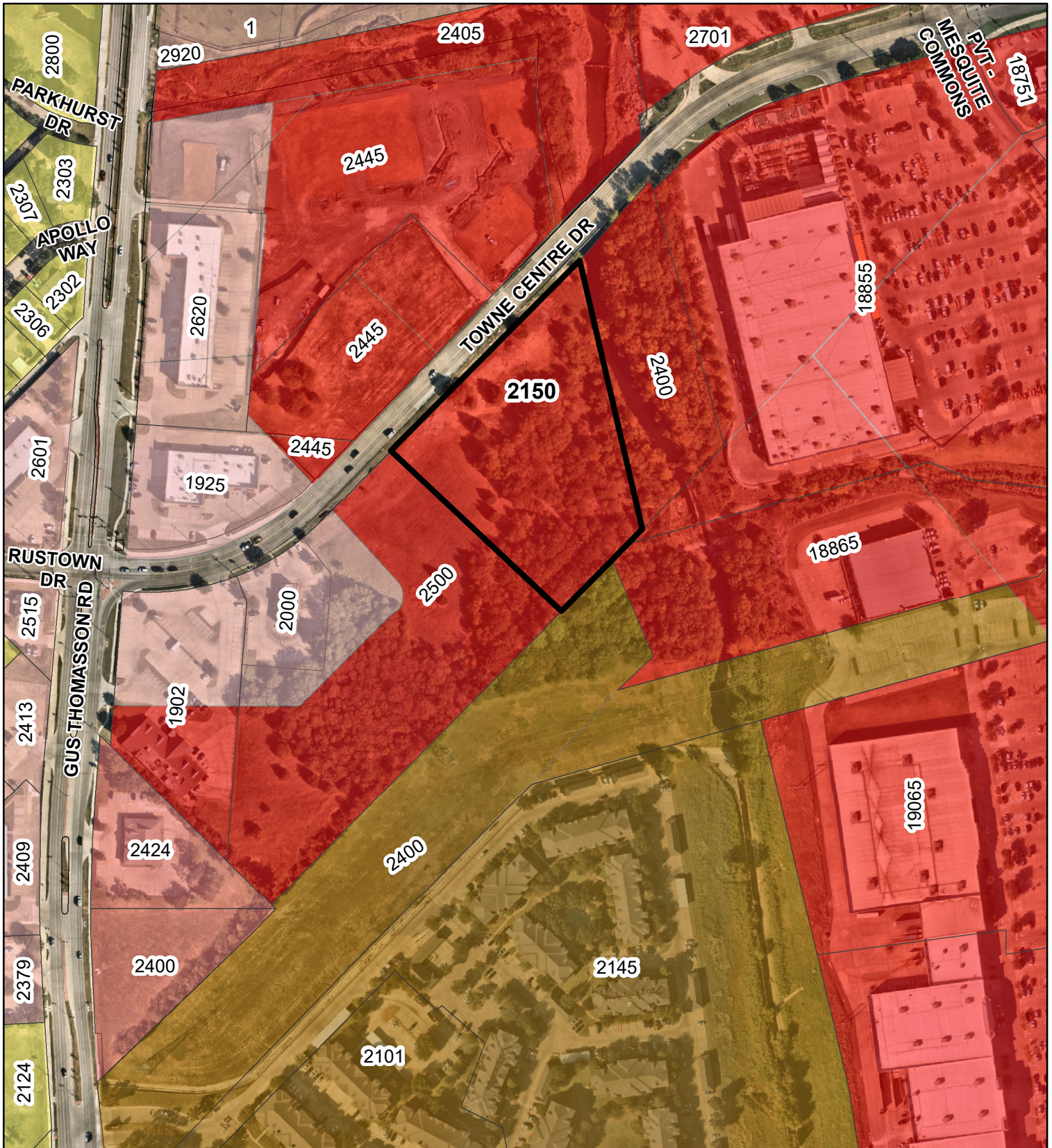
HANNA SURVEYING AND ENGINEERING, LLC.
17129 E FM 977,
ARABEE, TX 78009
(682) 353-9474

ENGINEERING FIRM NUMBER F-22119
SURVEYING FIRM NUMBER 10194633
SM@HANNA-SE.COM








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SAMUEL C. HANNA
P.E.# 109945

Zoning Map



Legend

	Area of Request		GENERAL RETAIL		MULTIFAMILY RESIDENTIAL
	COMMERCIAL		LIGHT COMMERCIAL		OFFICE
					SINGLE FAMILY RESIDENTIAL

