



PLANNING AND ZONING REQUEST FOR SCREENING MODIFICATION

BACKGROUND

APPLICANT: Richard and Karen Crownover

REQUESTED ACTION: Screening Wall Substitution

LOCATION: North property line of 4401 N. Belt Line Road

STAFF COMMENTS

Doug and Karen Crownover are requesting a modification to the district screening requirement along the north property line of 4401 N. Belt Line Road (Attachment 1 – Notification Map). The applicants are requesting to use the existing wood fence instead of installing an 8-foot masonry screening wall (Attachment 2 – Applicant’s Letter.) The applicant is proposing to occupy the existing building to setup a commissary kitchen which is allowed by right at this location. The applicant’s describe their business as “operating a commissary kitchen facility available to the professional culinary community for short or long term lease to assist in business growth and allow for small concepts to incubate and operate. Tenants will have access to a top notch kitchen facility, walk-in refrigerator access, short/long term storage & the friendly and knowledgeable support of the CCK team.” Additionally, they “will offer a separate demo kitchen for the general public to attend a variety of continuing education classes centered around food & our community.” There will be no outdoor storage or keeping of food trucks on the subject property.

The subject properties and the surrounding properties to the west and south are zoned GR, General Retail. The property to the north is zoned Planned Development – 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 subject property, was developed in 1980 before the property to the north was rezoned to single family residential and developed as a single family subdivision. So the screening wall was not required at the time the subject property was developed. Therefore, the subject property is considered legal-nonconforming and may remain in its current condition. However, an addition to the building and/or a major remodel will require the site to be brought into compliance with the current development standards including the screening requirements. The applicants are proposing an addition and an extensive remodel of the existing building which would trigger the requirement to install the masonry screening wall.

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 substitution of the requirement. The City Council may approve this request if it finds the

requirement of screening and/or buffering is impractical or unnecessary. The applicant is proposing to repair and maintain the existing wood fence.

It is staff's opinion that the existing wood fence when properly repaired will provide adequate screening from the proposed use. The single family homes to the north are situated at a significantly lower grade than the subject property. There is an approximately 10 foot retaining along the south property line of the single family homes. Additionally, the existing building is approximately 100 feet from the north property line. As a result, the existing building is not visible from the single family homes to the north. There is also a 10-ft utility easement for overhead power lines on the subject property that runs parallel along the north property line. This will prevent installation of a masonry wall or additional landscaping as that could limit access to the overhead power lines. Finally in staff's opinion, the proposed use is not expected to have an adverse impact on the existing nearby homes. Staff recommends approving the waiver of the 8-ft masonry screening wall and using the existing wood fence.

Attachments:

- Attachment 1 – Notification Map
- Attachment 2 – Applicant's Letter
- Attachment 3 – Site Pictures
- Attachment 4 – Boundary Survey
- Attachment 5 – Aerial Map

July 24, 2017

Richard and Karen Crownover

350 Jobson

Sunnyvale, TX 75182

City of Mesquite

Garrett Langford, AICP

Manager of Planning and Zoning

Dear Mr. Langford,

We would like to request being put on the agenda of the next available City Council meeting to request a variance of the current city code for the property located at 4401 Beltline in Mesquite.

We feel that the specifics of this particular property require an exception to the need for a boundary wall as indicated in the city code. As this site is atop a hill and has a power easement along the boundary with the residential property, we feel that a wall would not meet the spirit of the code to provide a meaningful boundary and actually encumber the power company in accessing the area within the easement. As this site sits above the roof lines of the adjacent residences, there would be no appreciable benefit to having a wall atop the hill behind them. I believe the attached photos will clarify why we are making this request for variance.

We feel that the best action at this time would be for us to repair the existing fence that is show in the photos and continue to allow easy access to the easement for the power company.

If you require any additional information please let me know.

Thank you,

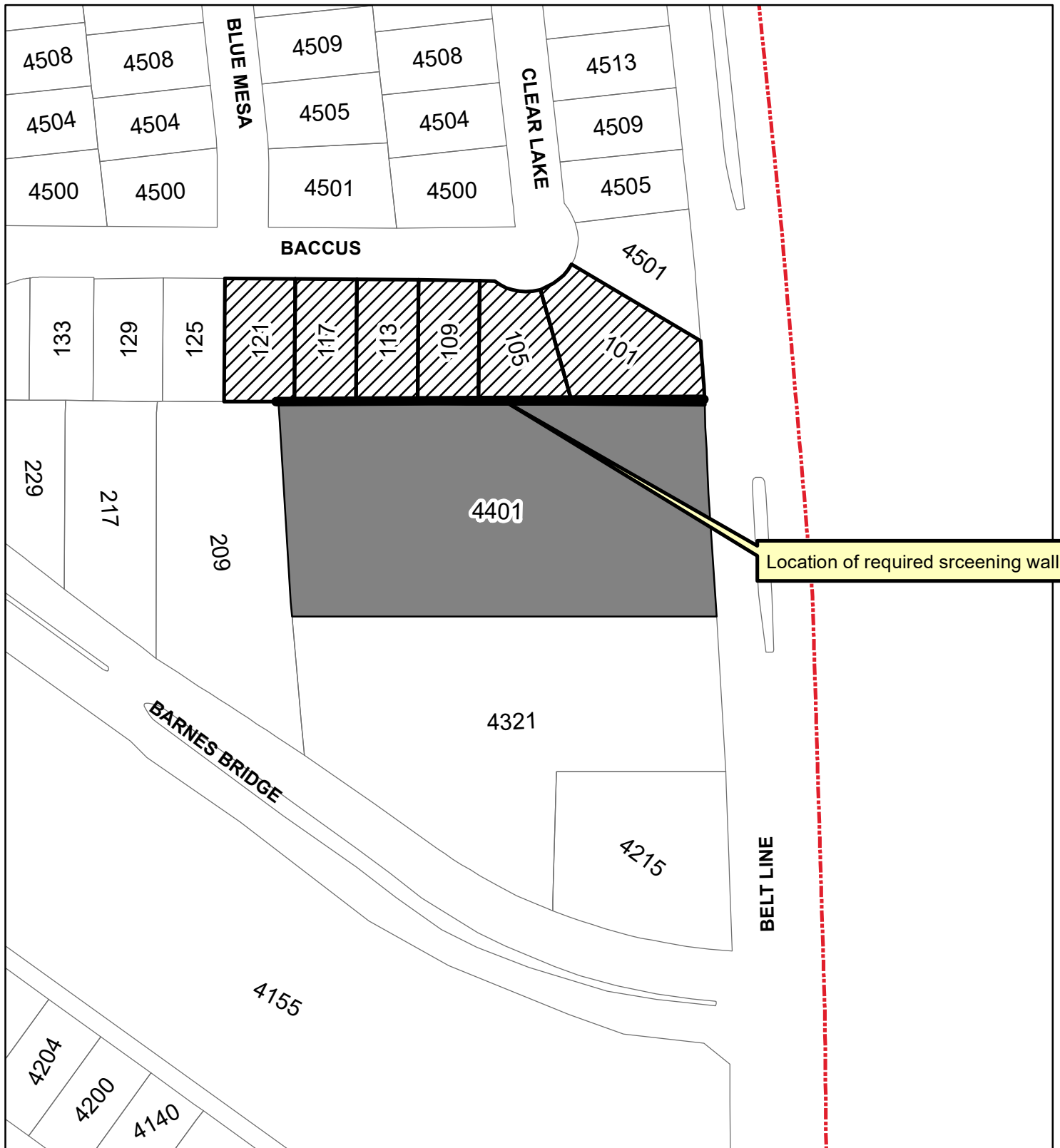
A handwritten signature in dark ink, appearing to read "Richard Crownover", written in a cursive style.

Richard Crownover

4401 N Belt Line Rd - Aerial Map



Location of Required Screening Wall





Request: A request to use existing wood fence instead of an 8-ft masonry wall.

Location: 4401 N. Belt Line Road

Applicant: Doug and Karen Crownover

Legend

-  Noticed Properties
-  Subject Property



Screening Wall – 4401 N. Belt Line Road



South side of the existing wood fence



Fence to be repaired.

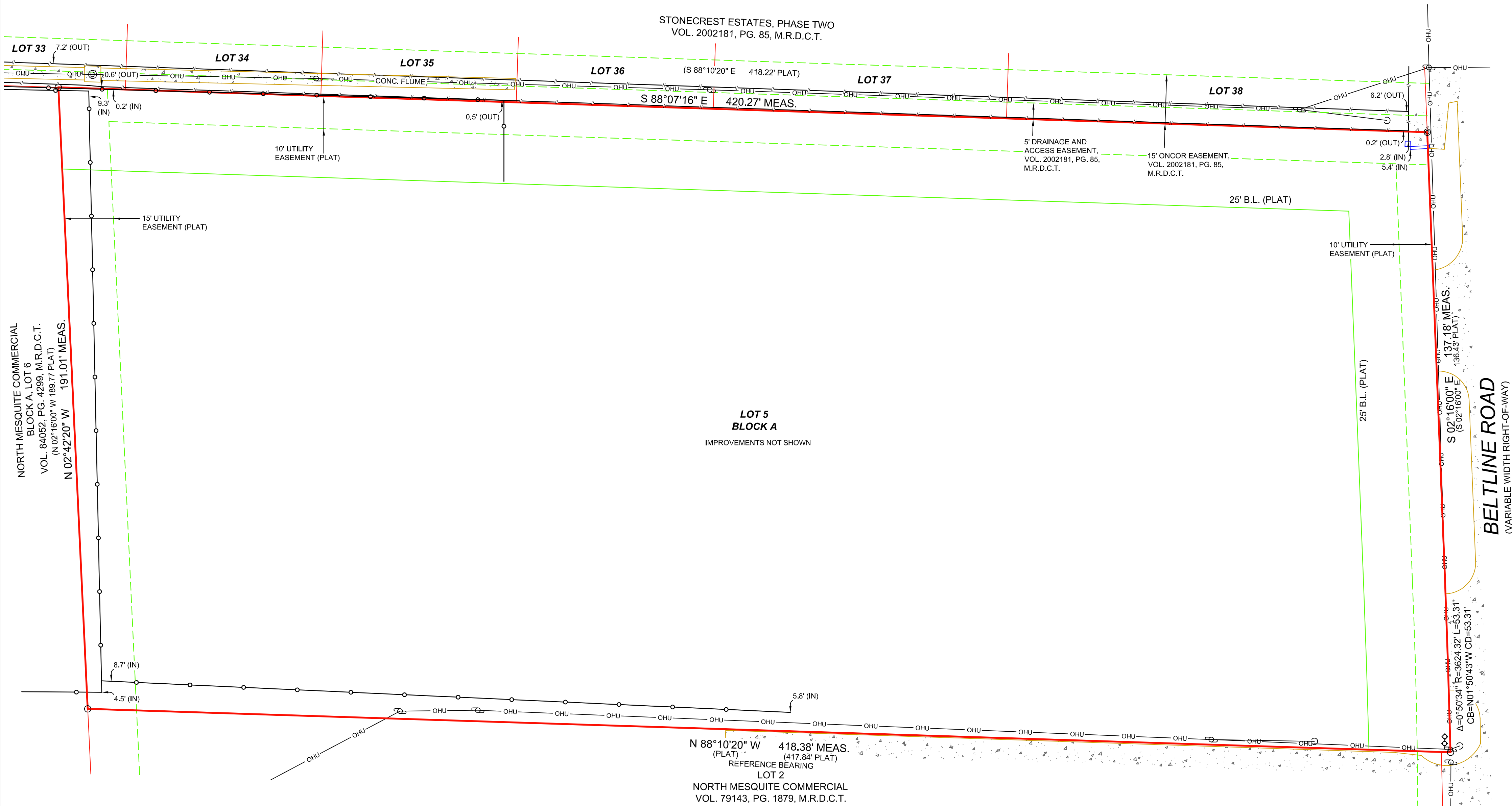


Taken from the north side of the fence.

SURVEY PLAT: 4401 N. BELT LINE ROAD

LEGAL DESCRIPTION

Being Lot 5, in Block A, of North Mesquite Commercial, Block A, Lot 5, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 82009, Page 1067, of the Map Records of Dallas County, Texas.



NORTH MESQUITE COMMERCIAL
BLOCK A, LOT 6
VOL. 84052, PG. 4299, M.R.D.C.T.
(N 02°16'00" W 189.77' PLAT)
N 02°42'20" W 191.01' MEAS.

LOT 5
BLOCK A
IMPROVEMENTS NOT SHOWN

N 88°10'20" W 418.38' MEAS.
(PLAT)
REFERENCE BEARING
LOT 2
NORTH MESQUITE COMMERCIAL
VOL. 79143, PG. 1879, M.R.D.C.T.

BELTLINE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE. BOX	⊗ BOLLARD POST	⊗ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	—○— PLASTIC FENCE	▨ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	☐ CABLE BOX	⊗ LIGHT POLE	⊗ WATER METER	— GUY WIRE ANCHOR	— ASPHALT	▨ GRAVEL	- - - EASEMENT	
⊗ 5/8" IR FOUND	⊗ 1" IR FOUND	☒ ELECTRIC BOX	⊗ SAN. SEW. MH.	⊗ GAS METER	— X — BARBED WIRE FENCE	— FIRE LANE STRIPE	▨ BRICK	— BOUNDARY	
⊗ 3/8" IR FOUND	⊗ 1" IP FOUND	☐ BRICK COLUMN	⊗ IRRIGATION VALVE	⊗ A.C. PAD	— IRON FENCE	— BRICK RET. WALL	▨ STONE	— HIGHBANK LINE	
● 60-D NAIL FOUND	⊗ POINT FOR CORNER	☐ STONE COLUMN	⊗ WATER VALVE	⊗ TRANS. BOX	— CHAINLINK FENCE	— STONE RET. WALL	▨ WOOD DECK	— PARKING STRIPE	
⊗ PK NAIL SET	▨ CON. MONUMENT	⊗ STORM DRAIN MH.	⊗ FIRE HYDRANT	⊗ POOL EQUIP.	— WOOD FENCE	— CON. RET. WALL	▨ BUILDING WALL	— HANDICAP SPACE	
⊗ 1/2" IP FOUND	⊗ 3/4" IP FOUND	⊗ SAN. SEW. CO.	⊗ IR. VALVE		— PIPE RAIL FENCE	▨ NO PARKING	▨ TILE		

NOTES

1. This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
2. The purpose of this survey is to show the overall boundary of the property and location of fence on North line.

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John S. Turner
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RPLS 5310



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