



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

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Applicant: Garry Hawes, Metro Mechanical

Requested Action: Alternative Screening Wall

Location: 430, 504 and 516 S. Bryan-Belt Line Rd.

### **Background**

Garry Hawes, on behalf of Metro Mechanical; a HVAC company, is requesting modifications to the screening requirements identified in Section 1A-303.C, Nonresidential Uses Adjacent to a Residence within the Central Business (CB) or Mixed Use (MU) District; of the Mesquite Zoning Ordinance. Section 1A-303.C requires that when a lot in the CB or MU district which is to be occupied by a nonresidential use backs up or sides on a lot which is a residential use, a long-span precast concrete decorative screening wall no less than 8-feet in height shall be erected and maintained along the property line dividing the lots.

The subject property is located within the MU zoning district and backs up to residences along the easternmost property line. A replat was recently released by staff to combine 3 lots under common ownership and occupied by Metro Mechanical; into 1 lot. Development of the southernmost portion of the newly created lot is proposed to include an additional 6,000 square foot office/storage building and associated parking spaces. Development of the property triggers compliance with the aforementioned screening requirements along the entire easternmost property line abutting the existing single family and single family zoned properties.

As an alternative to the required 8-foot tall masonry fence, the applicant proposes the following:

- The existing screening wall shall remain, which screens 2 existing buildings and associated parking spaces. The existing screening includes a 6-foot tall wall constructed of concrete masonry units; and
- A 6-foot tall pre-cast screening fence along the eastern property line where the new building will be erected.

Pursuant to Section 1A-301.D of the Mesquite Zoning Ordinance, modifications to the screening and buffering requirements may be approved. Requests for modification will be considered by City Council at a public hearing in the form of a waiver, deferment, or substitution of the applicable screening requirement. The City Council may approve a permanent waiver where the Council finds the requirement of screening and/or buffering is impractical or unnecessary. The City Council may grant a temporary deferment where

the Council finds the requirement of screening and/or buffering is impractical or unnecessary for immediate construction. The City Council may grant a substitution where the Council finds that the intent of the screening and/or buffering requirement is better served by a modified application or by substitution of an alternate method of screening and/or buffering.

Additionally, written notice shall be sent to each owner of real property abutting the required screening. Seven notices were sent to property owners abutting the required screening.

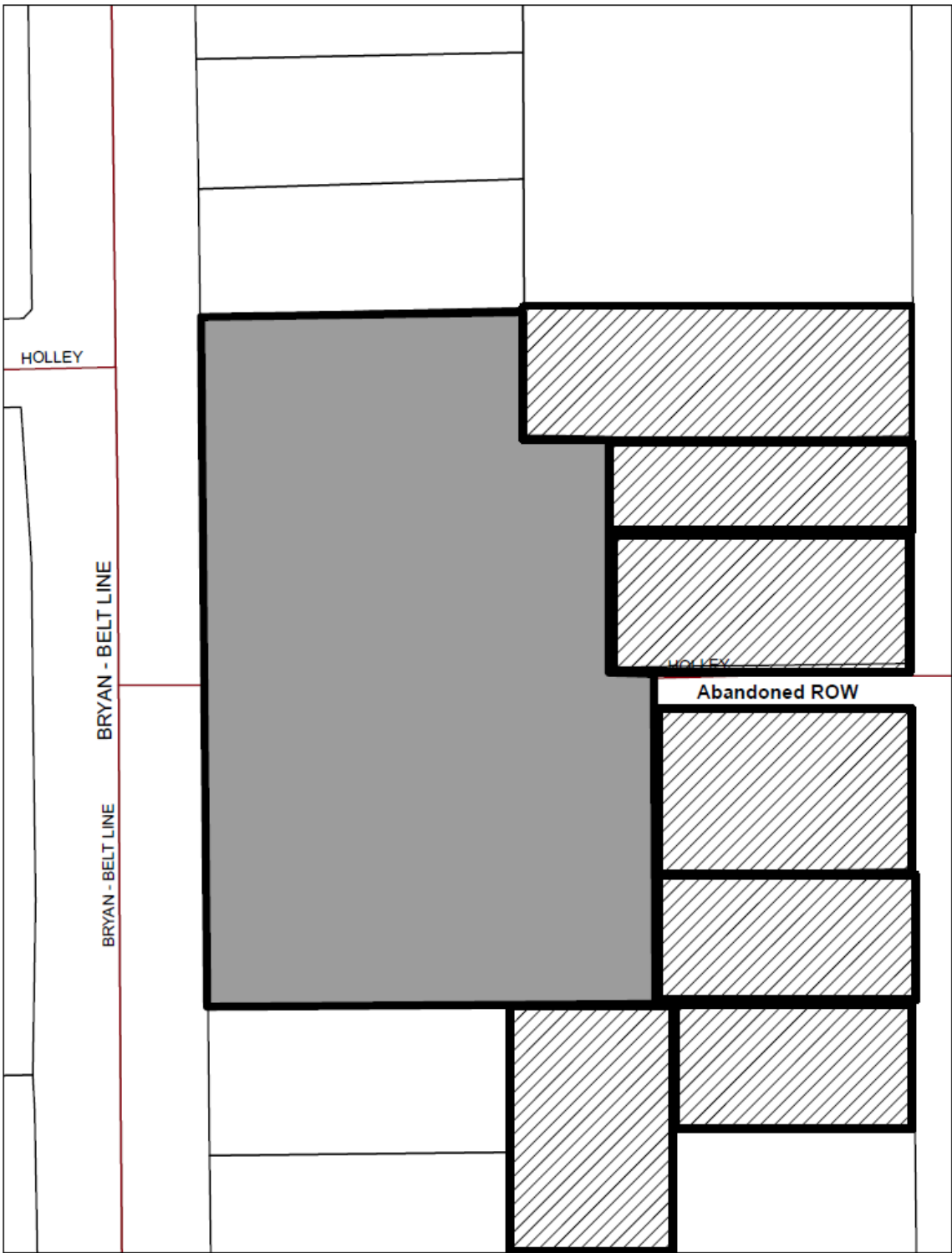
### **Staff Recommendation**

Staff recommends approval of the request, as proposed to allow the existing 6-foot tall wall constructed of concrete masonry units to remain which currently provides screening for two existing buildings; and a proposed 6-foot tall precast concrete fence to provide screening along the eastern property line of the subject property, where development will occur.

### **Attachments**



1. Notification Map
2. Applicant Letter of Request and Exhibits
  - Site Plan
  - Elevations of Proposed Precast Screening Wall

Attachment 1  
Notification Map



Request: Alternative District Screening  
Applicant: Garry Hawes, Metro Mechanical  
Location: 430, 504 and 516 S. Bryan-Belt Line Rd.

Legend

-  Subject Property
-  Noticed Properties



**Attachment 2**  
**Applicant's Letter of Request and Exhibits**

October 2, 2017

City of Mesquite  
Traffic Engineering  
P.O. Box 850137  
Mesquite, TX 75185-0137

**RE: Metro Mechanical - City Council Agenda**

To whom it may concern,

Metro Mechanical is requesting that a variance from the current city ordinance be allowed for the current conditions on a portion of the newly plated Lot 1R, Block 17. Prior to this platted submission Lot 1R was three separate lots, two of which had been developed and permitted in the past. Metro Mechanical is proposing to develop the last lot into an additional office/storage building which will meet current city ordinances. The ordinance that we are requesting a variance from is listed below with justification. Also, see the attached preliminary site plan which shows existing and proposed conditions.

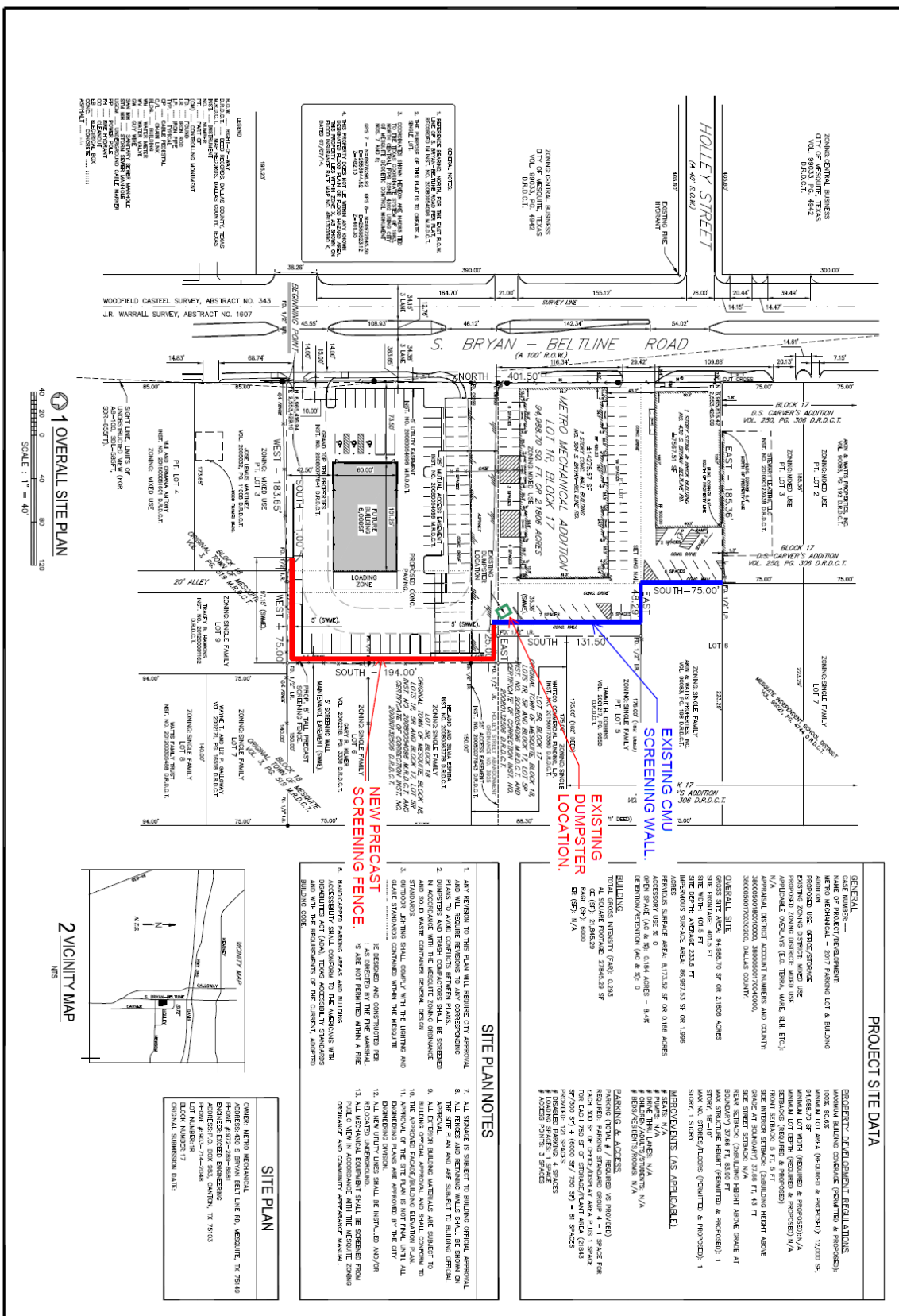
**Ord. 4398/11-2-15**

**NONRESIDENTIAL USES ADJACENT TO A RESIDENCE WITHIN THE CENTRAL BUSINESS OR MIXED USE DISTRICTS** - When a lot in the CB or MU district that is to be occupied by a nonresidential use backs or sides on a lot that is in residential use, a long-span precast concrete decorative screening wall no less than eight (8) feet in height shall be erected and maintained along the property line dividing the lots.

We are requesting that the existing screening wall to remain and not be replaced with current requirement. The existing east screening wall behind the existing developed property is 6ft tall and constructed of concrete masonry units. The cost of removing and replacing the wall would be costly and would not provide a noticeable benefit to Metro Mechanical or adjacent residents.

Sincerely,

**Garry Hawes**  
**Metro Mechanical**



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