



## PLANNING AND ZONING REQUEST FOR SCREENING MODIFICATION

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Applicant: Eddie Aguilar, Jacob & Martin

Requested Action: Alternative Screening Wall for Pepsi Beverages Co.

Location: 4532 IH-30

### **Background**

Eddie Aguilar, on behalf of Pepsi Beverages CO., is requesting modifications to the screening requirements identified in Section 1A-303.A, *Nonresidential Abutting a Residential District at the Rear or Interior Side*, of the Mesquite Zoning Ordinance. Section 1A-303.A requires that when a nonresidential district backs or sides upon a residential district, the following screening/buffering requirements shall apply:

- 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. The tree line may be located on either side of the wall provided that both the wall and tree line be located on the nonresidential property.

The subject property is occupied by Pepsi Beverages Co., and according to city records, Pepsi Beverages Co. has occupied the site since the late 1990s. The property is located within the "C" Commercial zoning district and backs up to an undeveloped, unplatted property located within the "TNMR," Traditional Neighborhood Mixed Residential zoning district, to the south. The TNMR zoning district is a residential district designed to accommodate a mix of residential uses at a variety of densities and dwelling types in a traditional neighborhood setting. The TNMR district provides housing choices and urban design characteristics that complement adjoining residential neighborhoods.

Pepsi Beverages Co. is proposing improvements to the site including the addition of an approximately 2,300 square foot office building, additional parking, truck charging parking spaces, ramps and overhead doors (See attachment 4 for proposed site plan). Seventy (70) new truck parking spaces are also proposed at the southernmost property boundary adjacent to the TNMR-zoned property.

As an alternative to the required eight (8) foot high long-span precast concrete decorative screening wall and a buffer tree line, the applicant proposes the following:

- A 6-foot tall wood fence and the use of existing vegetation to serve as a buffer tree line.

Pursuant to Section 1A-301.D of the Mesquite Zoning Ordinance, modifications to the screening and buffering requirements may be approved. Requests for modification are 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 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. It is important to note, that if alternate screening of wood or wrought iron is approved, masonry columns shall be installed.

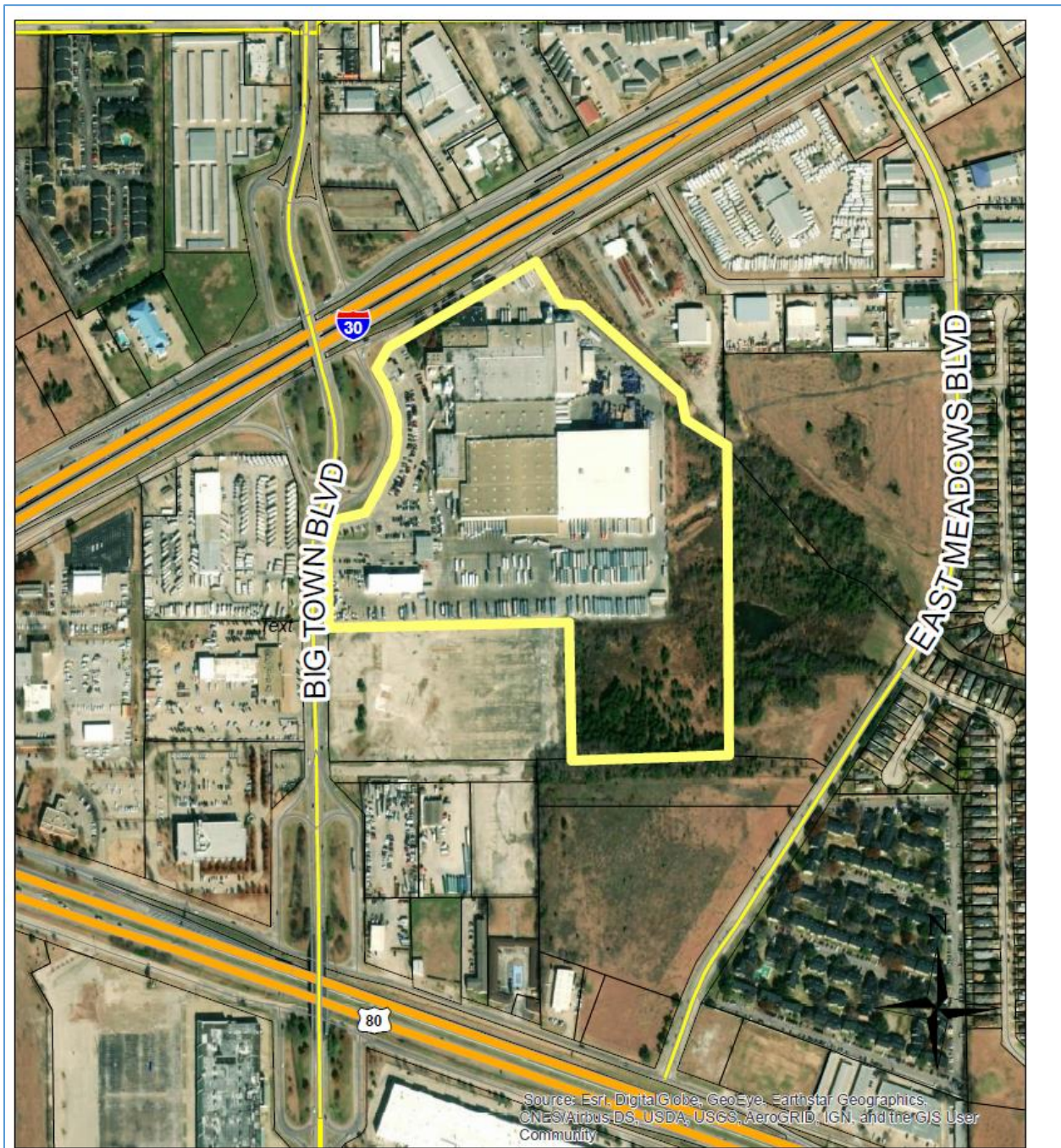
### **Public Notice**

Additionally, written notice shall be sent to each owner of real property abutting the required screening. Staff mailed notices to property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

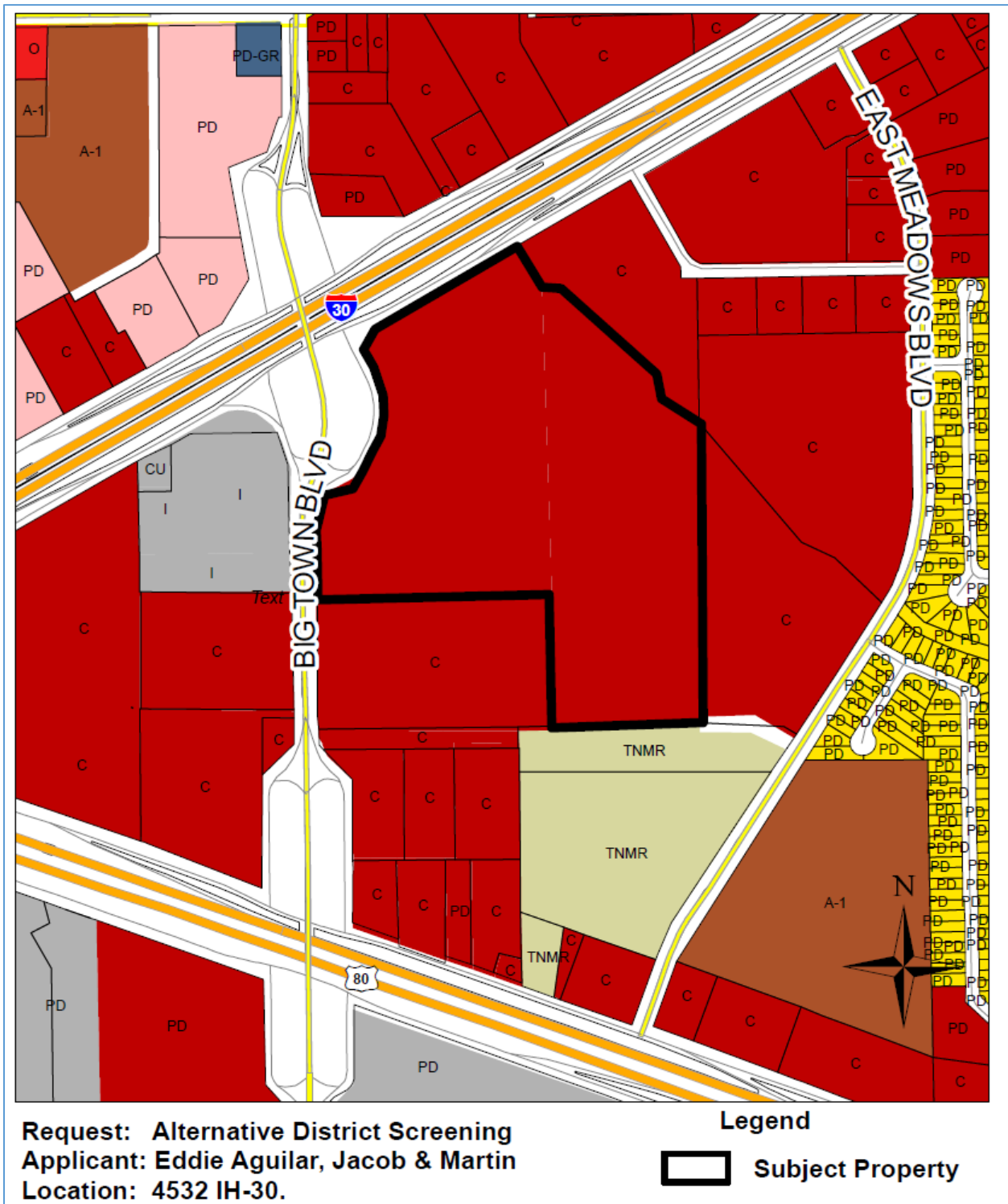
### **Attachments**

1. Aerial Map
2. Zoning Map
3. Notification Map
4. Applicant Letter of Request and Exhibits
5. Site Photos of Affected Area

Attachment 1  
Aerial Map

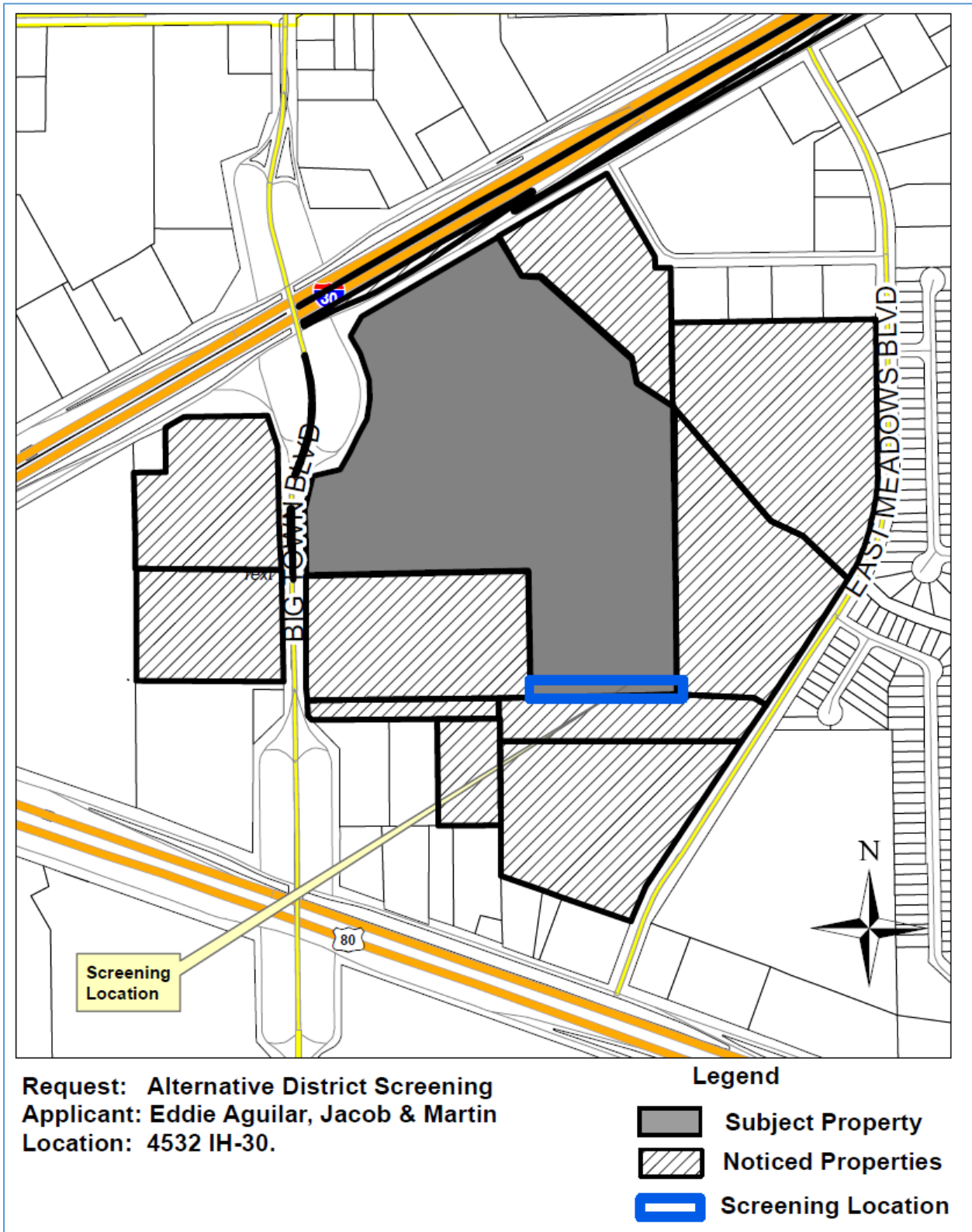


## Attachment 2 Zoning Map





**Attachment 3  
Notification Map**



## Attachment 4

### Applicant Letter of Request and Exhibits



INTEGRITY  
EXCELLENCE  
TRUST

#### MEMORANDUM

To: City of Mesquite – City Council  
Johnna Matthews, Principal Planner, Planning & Zoning

From: Eddie Aguilar, P.E. – Jacob & Martin Engineers

Subject: Alternative Screening – **Permit # SP1019-0126**  
PepsiCo Beverages, 4532 Interstate-30, Mesquite, Texas

Date: December 5, 2019

We are requesting an approval for alternative screening to City of Mesquite's 1A-303 Nonresidential Use Landscaping Requirements for the above referenced project location. The project is taking place on an existing commercial development as shown on the attached site plan. Also, attached is an exhibit of the current City of Mesquite Zoning Map and an aerial exhibit map showing the subject property and the location of the alternative screening. We are proposing to install a 6-foot tall wooden fence with a buffer yard between the new trailer parking lot and the property line abutting a residential district to the south. There are existing trees within the buffer yard that will also remain for screening purposes. Also, please note that the residential district property is currently vacant and undeveloped. Please accept this memo as a formal request to the alternative screening.



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TBPE Firm #: 2448  
TBAE Firm #: BR 2261  
TBPLS Firm #: 10194493



**Attachment 5**  
**Site Photos (Provided by the Applicant)**



Photo taken from East Meadows Boulevard facing northwest toward the southernmost property line of the PepsiCo Facility.



Photo taken from the adjacent property to the south facing toward the north.