



# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	22-6234	<b>Version:</b>	1	<b>Name:</b>	PH and Screening Wall: 540 S Town East Blvd
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	9/19/2022	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	10/3/2022	<b>Final action:</b>		<b>Final action:</b>	10/3/2022
<b>Title:</b>	Conduct a public hearing and consider possible action regarding a request from Daniel R. Marsicano of Leon Capital Group, to waive the requirement for screening of a nonresidential service area abutting Executive Circle and South Town East Boulevard and to waive the requirement for an eight-foot-tall screening wall buffer from a residential zoning district along the east property line, located at 540 South Town East Boulevard.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Notification Map, 2. Applicant's Letter with Attachments

Date	Ver.	Action By	Action	Result
10/3/2022	1	City Council	Approved	Pass

Conduct a public hearing and consider possible action regarding a request from Daniel R. Marsicano of Leon Capital Group, to waive the requirement for screening of a nonresidential service area abutting Executive Circle and South Town East Boulevard and to waive the requirement for an eight-foot-tall screening wall buffer from a residential zoning district along the east property line, located at 540 South Town East Boulevard.

The applicant is proposing the construction of a 193,800-square-foot industrial building on the subject property. A service area, including truck docks and a row of truck parking would be located between the building and Executive Circle. A small portion would also be visible from South Town East Boulevard. The Zoning Ordinance requires a screening wall or solid landscape hedge to visually screen the loading area from the streets. Across Executive Circle are two industrial buildings, one of which has a service area facing Executive Circle that has no screening.

The east property line is adjacent to a parcel zoned R-3, Single-family Residential and owned by the City of Mesquite. The City parcel contains a drainage structure and floodplain encumbers portions of the parcel. In addition, there is an 11-foot rise in grade from the east property line to the location of the proposed improvements.

Following the public hearing, staff recommends approval of both the service area screening waiver and the district screening requirement along the east property line.

### Attachment(s)

Applicant's Letter with Attachments  
Notification Map

### Drafter

Jeff Armstrong

**Head of Department**  
Jeff Armstrong