

# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	22-6306	<b>Version:</b>	1	<b>Name:</b>	Public Hearing - Screening Wall at 2150 Towne Centre
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	11/7/2022	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	11/21/2022	<b>Final action:</b>		<b>Final action:</b>	11/21/2022
<b>Title:</b>	Conduct a public hearing and consider possible action regarding a request from Jason Harder, on behalf of BioLife Plasma Services, to waive the requirement for an eight-foot-tall screening wall buffer from a residential zoning district along the south property line, located at 2150 Towne Centre Drive.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Memo and Attachments, 2. Landscape Plan				

Date	Ver.	Action By	Action	Result
11/21/2022	1	City Council	Approved	

Conduct a public hearing and consider possible action regarding a request from Jason Harder, on behalf of BioLife Plasma Services, to waive the requirement for an eight-foot-tall screening wall buffer from a residential zoning district along the south property line, located at 2150 Towne Centre Drive.

The applicant is proposing construction of a 14,560 square-foot medical office building for BioLife Plasma Services on the subject property. The south property line, 133 feet in length, is adjacent to a utility right-of-way that is zoned Multifamily Residential. The closest developed residential property is The Barons apartments, located approximately 425 feet from the south property line of the BioLife development. Due to the utility right-of-way, the Zoning Ordinance would allow for a wrought iron fence with a landscape hedge as alternative screening by right. However, the applicant is requesting a waiver of the screening requirement.

### Recommended/Desired Action

Following the public hearing, staff recommends approval with the following condition: That trees be planted and saved per the attached Landscape Plan and that underbrush on the south end of the property be cleared.

### Attachment(s)

Staff Memo and Attachments  
Landscape Plan

### Drafter

Jeff Armstrong

### Head of Department

Jeff Armstrong