

## Legislation Text

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**File #:** 17-3023, **Version:** 1

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Conduct a public hearing and consider a request from Garry Hawes of Metro Mechanical to substitute an existing six-foot tall concrete block wall for a required eight-foot-tall long-span precast masonry screening wall on the northern portion of property located at 430, 504 and 516 South Bryan Belt Line Road and to allow a long-span precast masonry screening wall along the southern portion of the property to be six feet tall instead of the required eight feet.

Metro Mechanical has existing facilities on the property that are currently screened with a six-foot-tall concrete block wall. They have replatted several parcels into one lot and intend to add additional parking and a new building to the south of the existing developed area. The proposed development requires all screening walls to meet the current standard of an eight-foot tall long-span precast concrete wall. The applicants have requested that they be allowed to keep the existing six-foot concrete block wall where it currently exists behind the existing development and that the required screening for the new development be six feet in height to match the wall height of the existing screen wall instead of the required eight feet. The new portion of the wall would meet the current requirement for materials.

The City Council may waive, defer or approve a substitute for the masonry screening requirement if it finds that screening and/or buffering is impractical or unnecessary. Staff believes that the existing wall provides adequate screening between the adjoining homes and business and that matching the height of the new wall with the existing wall would improve aesthetics.

Following the public hearing, staff recommends approval.

Staff memo & maps

Jeff Armstrong

Richard G. Gertson