

## STAFF REPORT

**Case No.:** 25-PL-03

**Request:** Consider the request for final plat approval of SWBC Mercer Crossing, Phase I, Block A, Lot 1, located at 2100 LBJ Freeway; and take appropriate action.

**Applicant:** Spencer Byington, SWBC Luna LLC – Property owner  
Jay Reissig, McAdams – Representative  
Mandy Marmon, McAdams – Representative

**Planning & Zoning Commission Meeting:** December 8, 2025

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### Background:

SWBC Luna LLC is the sole owner of an approximately 4.99-acre tract of land located south of the eastbound I-635 LBJ Freeway service road between Luna Road and Newberry Street. The applicant proposes to create one (1) new lot of record, and to dedicate easements necessary for a multifamily residential development.

The subject site is zoned Planned Development District No. 99 (PD-99). The land is currently undeveloped. On March 7, 2017, the City Council approved a zoning amendment for The Mercer West development, including this site (Ordinance No. 3429). The zoning for this area is “Urban Commerce” which is designated for the development of small, single lot, one story, single-purpose commerce uses and larger retail power centers, shopping centers, mixed use buildings, corporate offices, and high-density multifamily residential.

A Detailed Site Plan was approved by City Council on December 10, 2024 (24-SP-06) for a four-story, 262-unit multifamily residential building.

### Proposed Plat:

The subject site is currently unplatted and totals 9.33 acres in abstract. The applicant proposes to subdivide this property into one (1) new lot of record totaling 4.99 acres, with the remaining 4.34 acres remaining in abstract. The unplatted area would need to be platted at the time development occurs.

The final plat of SWBC Mercer Crossing, Phase I, Block A, Lot 1 is consistent with the Texas Local Government Code, the City’s platting requirements, and the approved Detailed Site Plan for this property.