



TOTAL AREA: 9.44 AC (410,990 SF) - ZONED PD		
ARTIFICIAL LOT AREA 4.5 AC (199,485 SF) - ZONED PD		
	REQUIRED	PROVIDED
City of Farmers Branch - Ordinance No.3230 PD		
C. Site Coverage and Landscape Open Space		
2. <u>Landscape Open Space</u>		
<p>(a) Landscaped open spaces shall be not less than 10% of gross area of a Lot. If development on a lot within PD-97 is phased, the 10% requirement for developed landscape open spaces must be satisfied for each phase.</p> <p>199,485 SF * x 10% = 19,948 SF</p> <p>OVERALL SITE AREA EXCLUDING AREA NORTH OF THE FLOODWAY</p>	19,948 SF	35,514 SF
<p>(b) All landscape open areas adjacent to public streets shall include the use of a landscaped berm with an average height of three feet above the height of the adjacent curb to screen parking and loading areas.</p> <p>(c) The internal portion of all surface parking lots shall contain at least 10% landscape area. A landscaped area or island shall be provided every 60 parking spaces. A minimum of one tree with a trunk not less than three caliper inches shall be planted in each parking island. All required landscaped areas shall not be smaller than 100 square feet with no dimension less than eight feet.</p>	3' Landscape Berm	3' HT. SCREENING SHRUBS
<p>107 Parking Spaces / 60 = 2 Trees</p> <p>(e) Trees shall be planted around the perimeter of PD-97 and along all internal street or travel ways of PD-97. The distance between trees when planted shall not be greater than thirty feet on center except where proper street sight distance or access is compromised or as otherwise authorized by the Planning Director.</p> <p>(g) All trees planted within the street right of way shall be of a species selected from the following list: Red Oak, Live Oak, Cedar Elm, Chinquapin Oak, Lacebark Elm, Thronless Honey Locust, Chinese Pistache, Bald Cypress, and Pond Cypress. Exceptions to these species may be approved by the Planning Director of designee. All trees shall have a trunk diameter of not less than three caliper inches at time of planting.</p>	2 Trees	2 Trees
<p>(h) All shrubs planted within the street right of way shall be of a species selected from the following list: Fraser's Prothia, Nellie R. Stevens Holly, Burford Holly, Waxleaf Ligustrum, Japanese Ligustrum, Barberry, Compact Nandina, Dwarf Burford Holly, Indian Hawthorne, Junipers, Crepe Myrtle, Yaupon Hollym Crataepyle, Redbud, and Texas Sage. Exceptions to these plant species may be approved by the Planning Director of designee.</p>	Perimeter Trees 30' O.C.	Perimeter Trees 30' O.C.
	Yes	Yes
	Yes	Yes


NOTE: CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE

## PLANT LEGEND MERCER 7

SYMBOL	BOTANICAL / COMMON NAME
<u>TREES</u>	
	TAXODIUM DISTICHUM / BALD CYPRESS
	QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK
	QUERCUS SHUMARDII / SHUMARD OAK
<u>SHRUBS</u>	
	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY
	LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
<u>GROUND COVERS</u>	
	BERMUDA SOD
	HYDROSEED / HYDROSEED
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS

**LEGEND**

 EXISTING TREE TO REMAIN

 TREE PROTECTION FENCE

## LANDSCAPE PLAN

**MERCER 7**  
±9.44 AC.

JOHN L. PULLMAN SURVEY,  
ABSTRACT NO. 1156  
CITY OF FARMERS BRANCH, DALLAS  
COUNTY, TEXAS

DATE: May 22, 2025

**OWNER/ DEVELOPER:**  
MERCER CROSSING LAND, LTD  
1722 Routh St, Suite 770  
Dallas, TX 75201  
Tel. No. (214) 220-3880  
Contact: George Billingsley  
Email: gbillingsley@billingsleyco.com

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2500 Pacific Avenue  
Suite 1100 Dallas, TX 75226  
Tel. No. 972-770-1300  
Contact: Lorien Lockwood, P.L.A.  
Email: Lorien.Lockwood@Kimley-Horn.com




2500 PACIFIC AVENUE  
SUITE 1100, DALLAS, TX 75226  
PHONE: 469-718-8849  
WWW.KIMLEY-HORN.COM TX F-928  
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KHA PROJECT 063973096
DATE 05/22/2025
SCALE AS SHOWN
DESIGNED BY CJG
DRAWN BY CJG

**MERCER 7**  
CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS

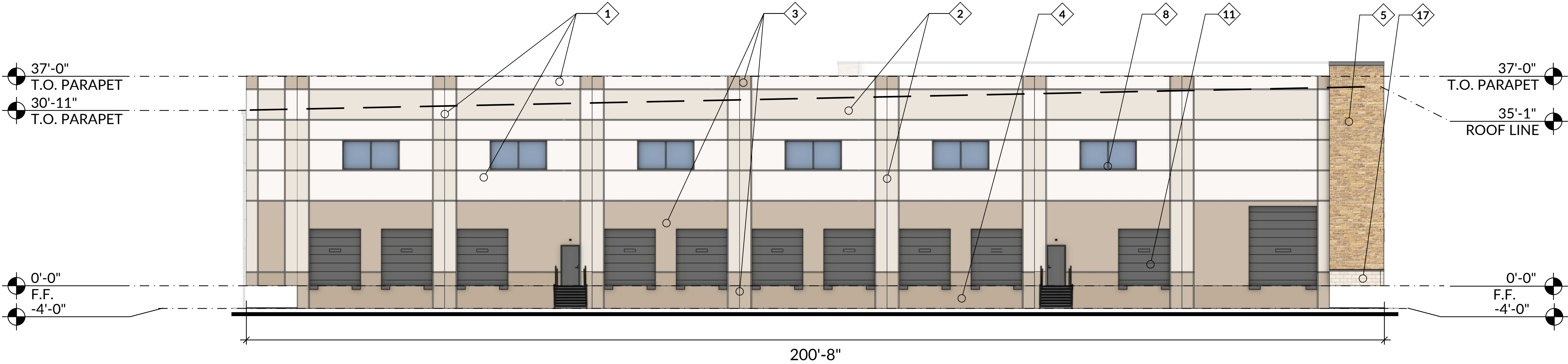
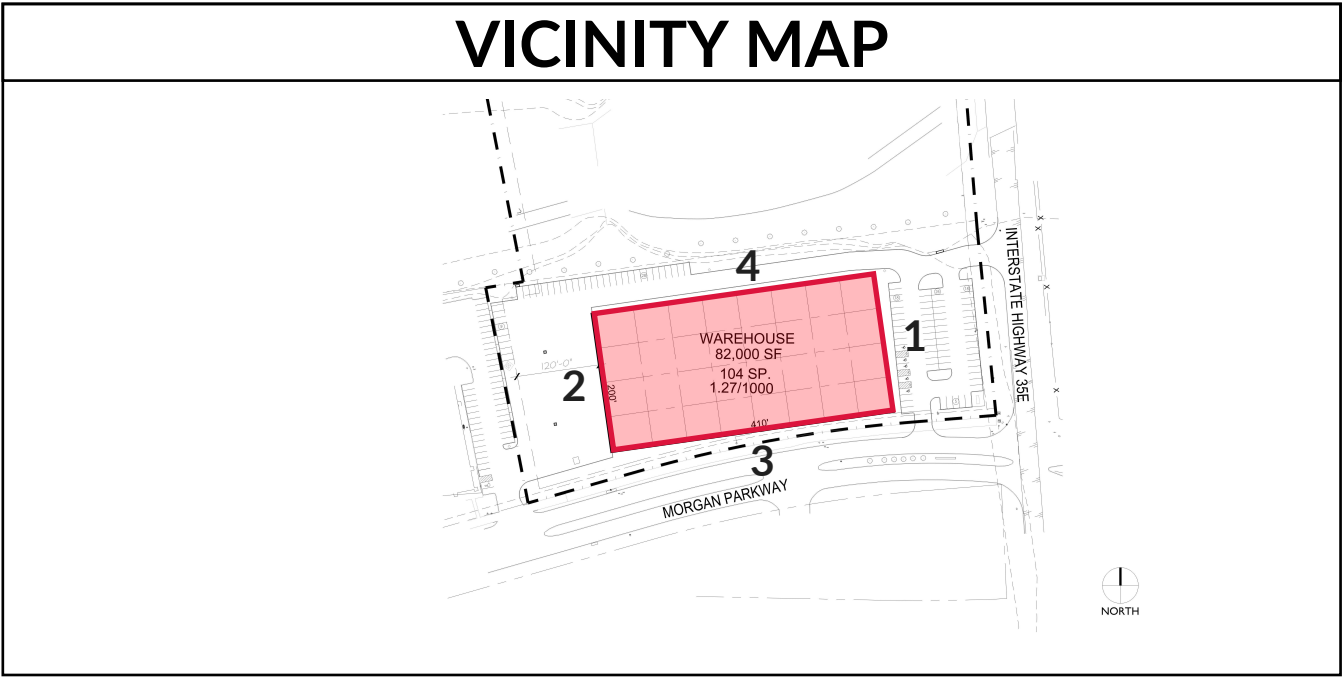
## LANDSCAPE PLAN

SHEET NUMBER  
LP 1.00

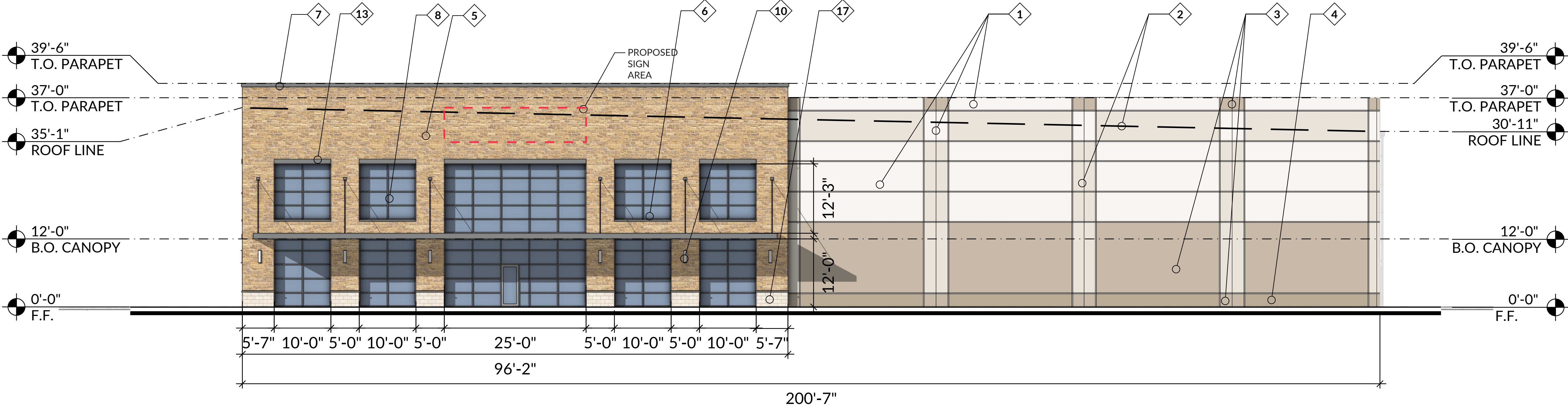


BUILDING MATERIAL CALCULATIONS								
ELEVATION ORIENTATION	EAST (FRONT)		WEST		NORTH		SOUTH	
MASONRY	6,027	79%	6,766	95%	12,965	100%	13,936	90%
METAL	156	2%	7	0%	12	0%	78	1%
GLAZING	1,480	19%	364	5%	- 0	0%	1,396	9%
TOTAL SURFACE AREA	7,662		7,136		12,977		15,410	

MATERIAL KEYNOTES		
1 PAINTED TILT WALL SW 7004 SNOWBOUND	7 METAL COPING	13 EIFS TRIM
2 PAINTED TILT WALL SW 7570 EGRET WHITE	8 VISION GLASS	14 PAINTED METAL GATE
3 PAINTED TILT WALL SW 7506 LOGGIA	9 OVERFLOW	15 GUTTER
4 PAINTED TILT WALL SW 7507 STONE LION	10 WALL SCENCE	16 SPANDREL GLASS
5 STONE 1	11 DOCK DOOR	17 STONE 2
6 METAL CANOPY	12 DOWNSPOUT	18 PROPOSED LOUVER, EXACT SIZE & LOCATION TBD. PREFINISHED TO MATCH ADJACENT WALL



2 WEST ELEVATION  
SCALE: 1" = 10'



1 EAST ELEVATION (FRONT)  
SCALE: 1" = 10'

MERCER 7  
CITY OF FARMERS BRANCH  
DALLAS COUNTY, TEXAS  
WAREHOUSE/ 4.60 AC

OWNER/ DEVELOPER  
BILLINGSLEY COMPANY  
GEORGE BILLINGSLEY  
1722 ROUTH ST., SUITE 770  
DALLAS, TX 75201  
PHONE: 214.270.1001  
GBILLINGSLEY@BILLINGSLEYCO.COM

ARCHITECT  
O'BRIEN ARCHITECTS  
STEFAN HAESSIG  
1722 ROUTH ST., SUITE 122  
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PHONE: 972.392.5911

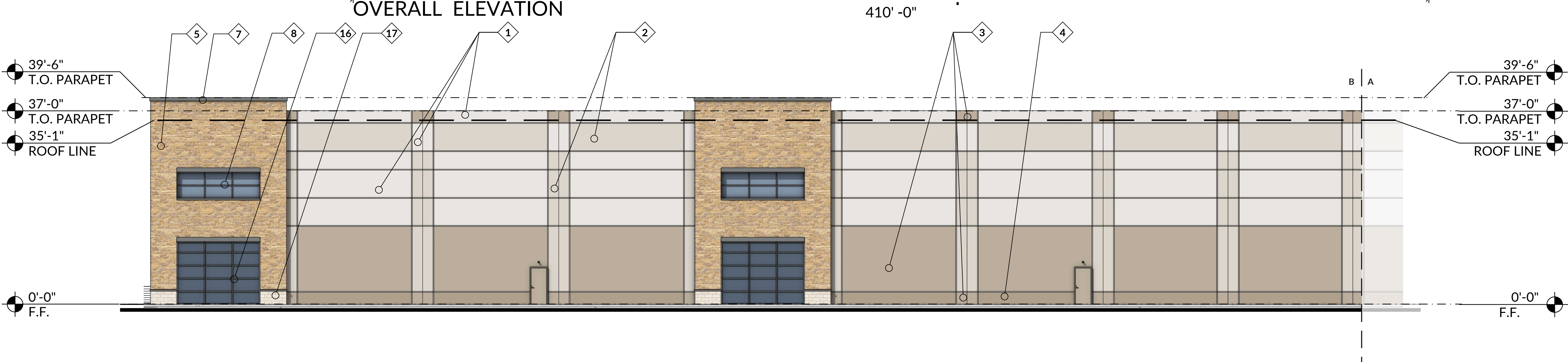
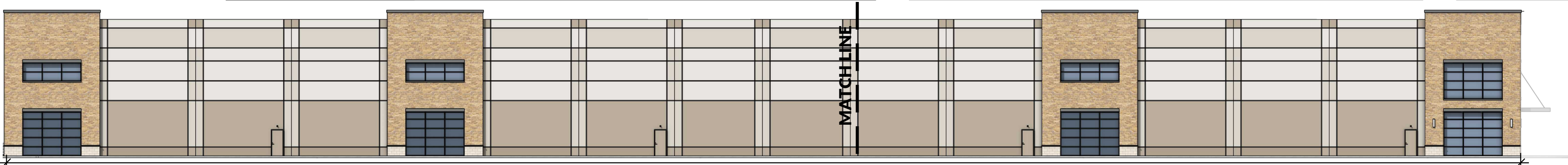
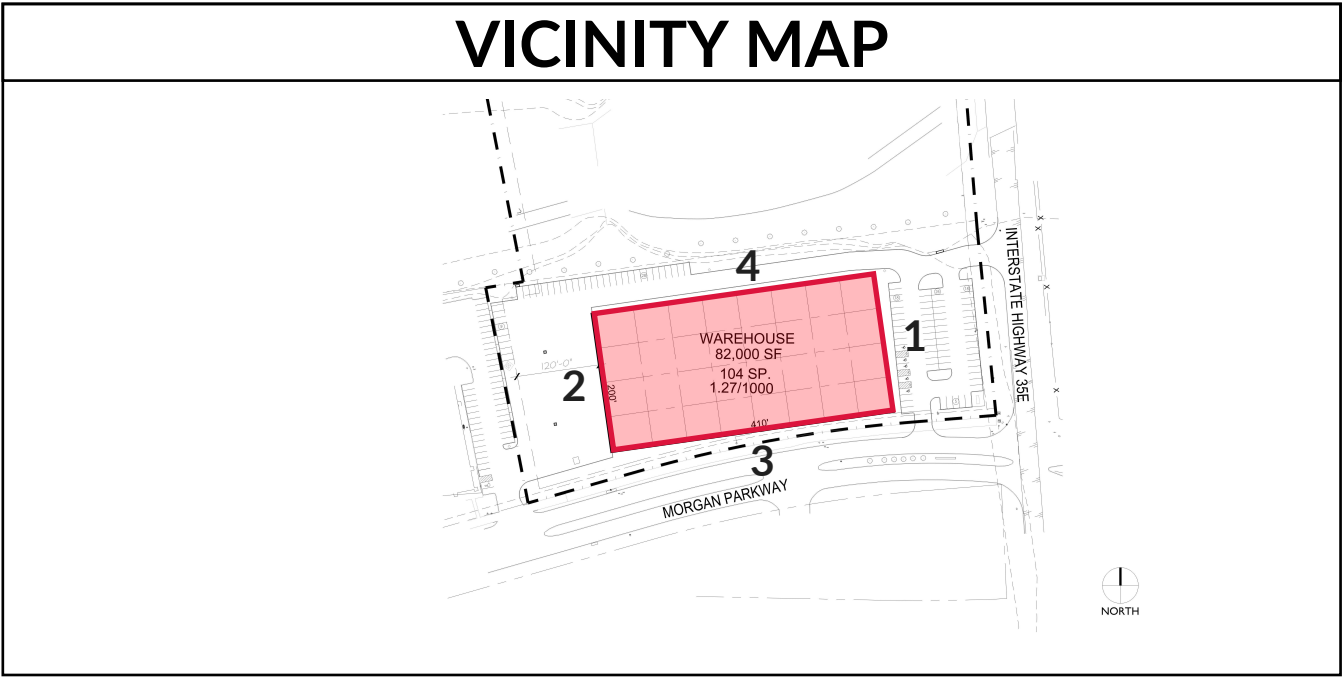
CIVIL  
SEAN ALEXANDER  
13455 NOEL ROAD, TWO GALLERIA OFFICE  
TOWER, SUITE 700  
DALLAS, TX 75240  
PHONE: 972.441.2816  
SEAN.ALEXANDER@KIMLEY-HORN.COM

DATE OF PREPARATION: 5/22/2025



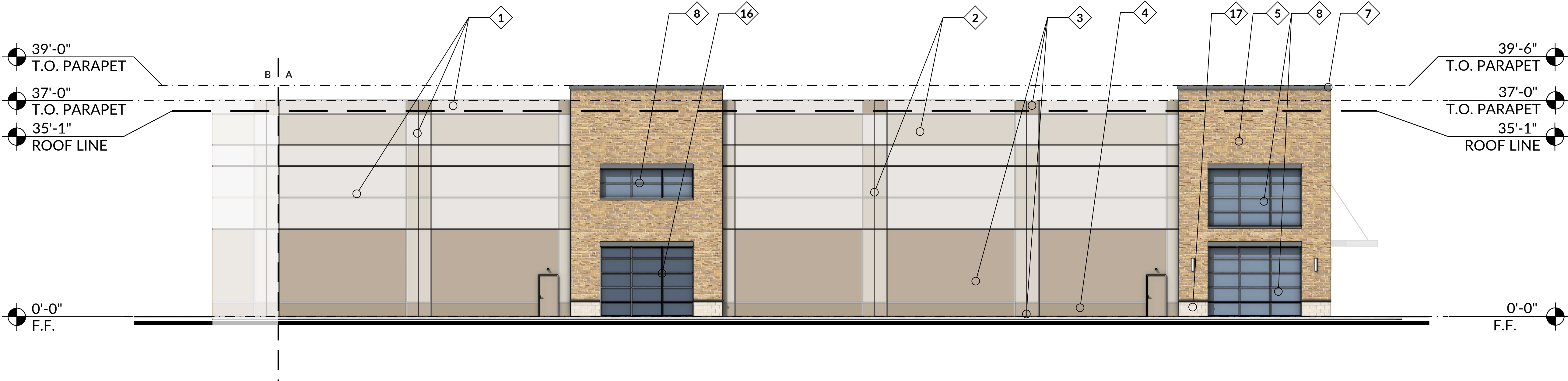
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### 3 SOUTH ELEVATION - B

SCALE: 1" = 10'



### 3 SOUTH ELEVATION - A

SCALE: 1" = 10'

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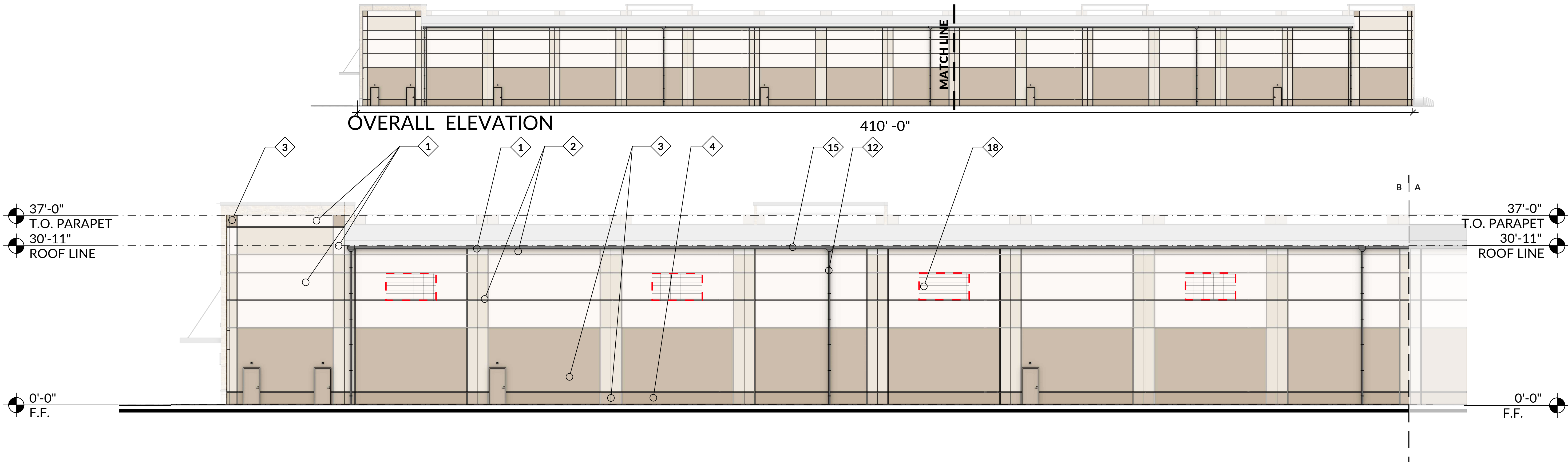
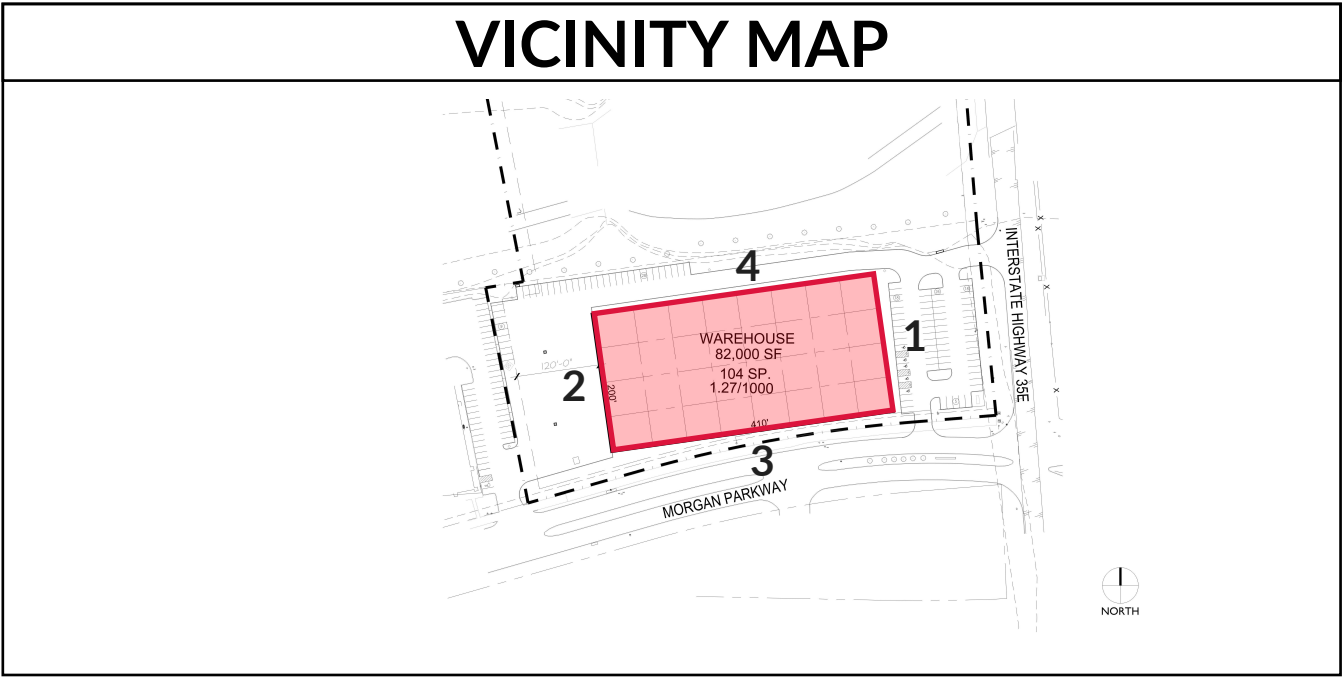
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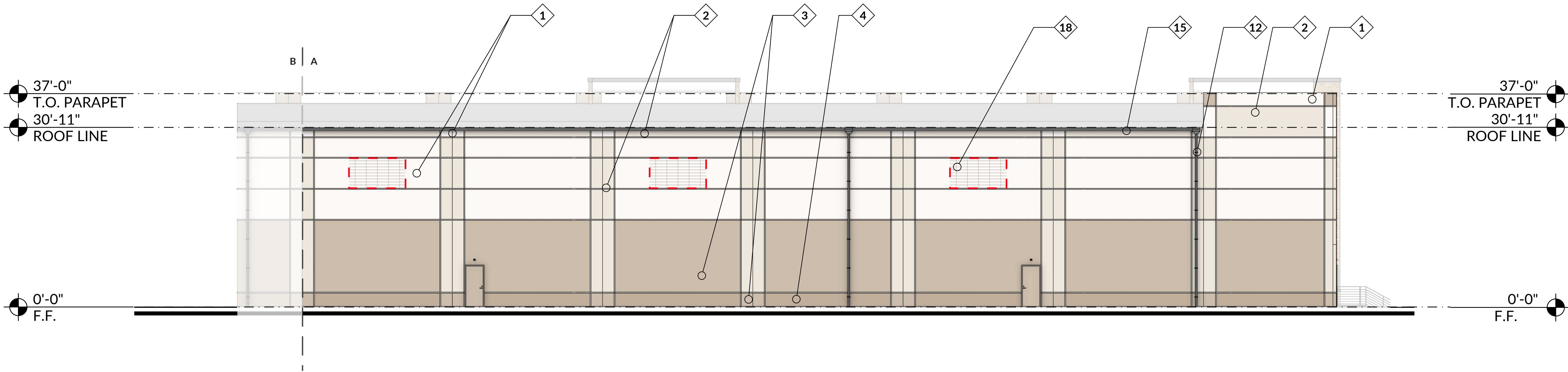


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4 NORTH ELEVATION - B  
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4 NORTH ELEVATION - A  
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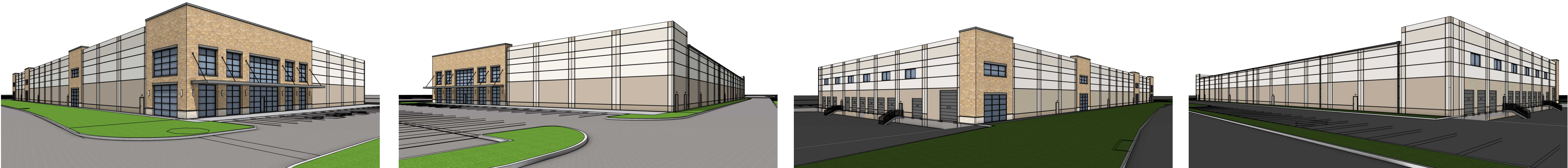
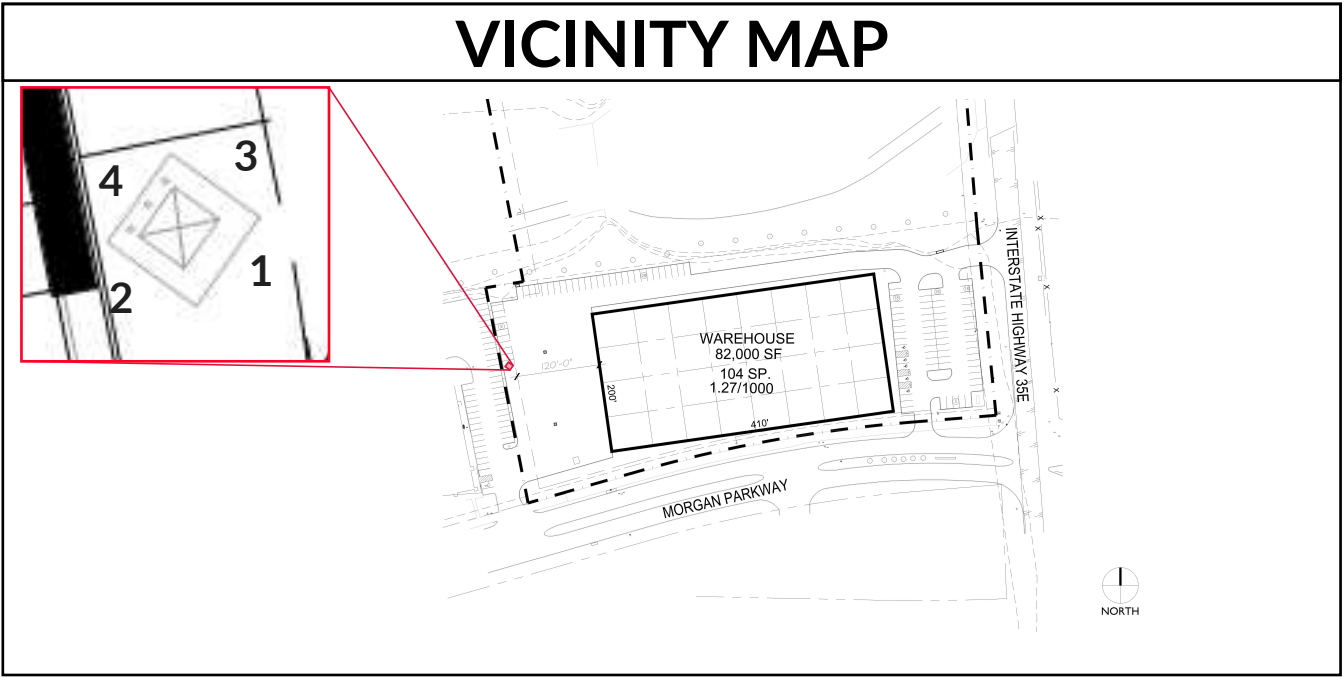
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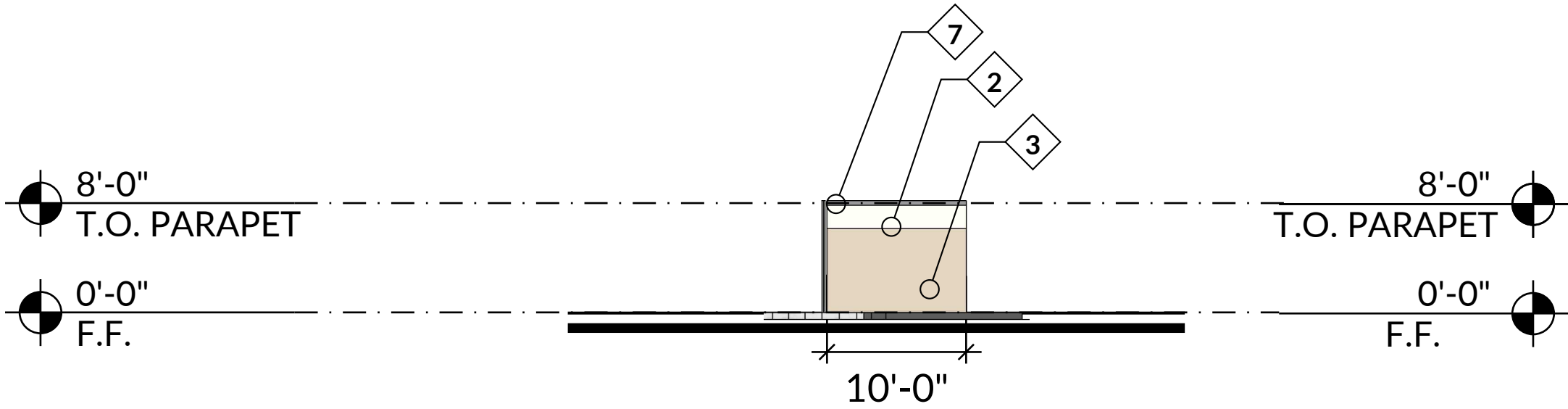


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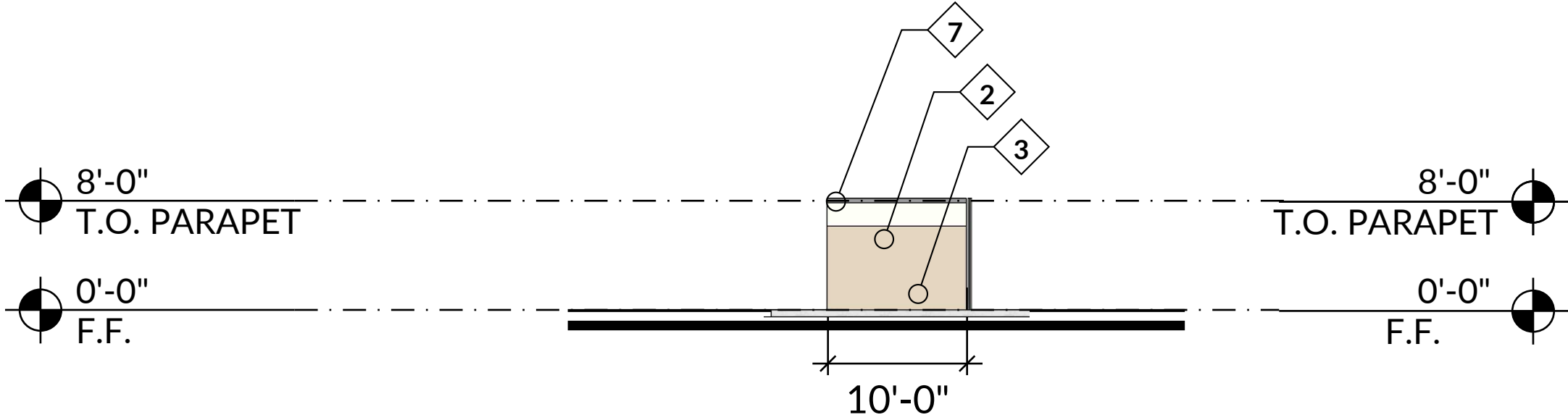
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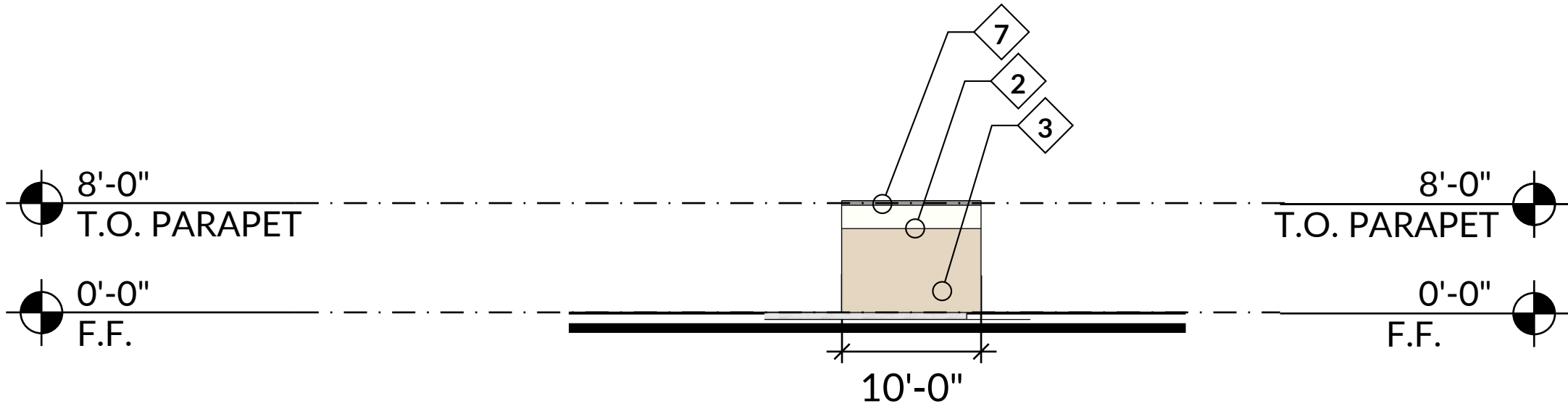
PERSPECTIVES



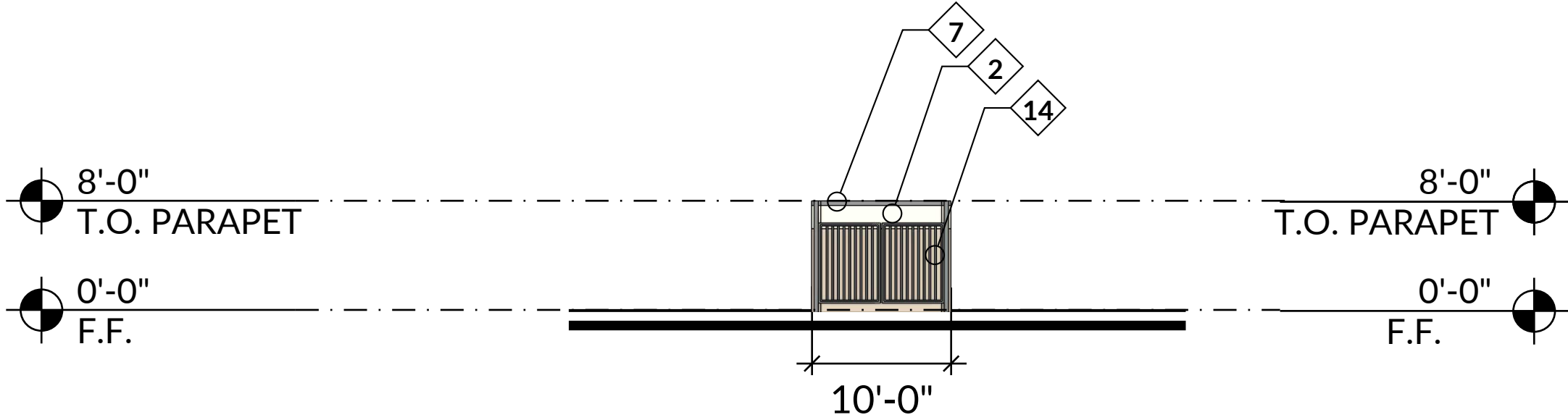
4 DUMPSTER - ELEVATION  
SCALE: 1" = 10'



2 DUMPSTER - ELEVATION  
SCALE: 1" = 10'



3 DUMPSTER - ELEVATION  
SCALE: 1" = 10'



1 DUMPSTER - ELEVATION  
SCALE: 1" = 10'

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DATE OF PREPARATION: 5/22/2025





-  Subject Property
-  Tax Parcels
-  City Limit

# 25-SP-03 Aerial Map

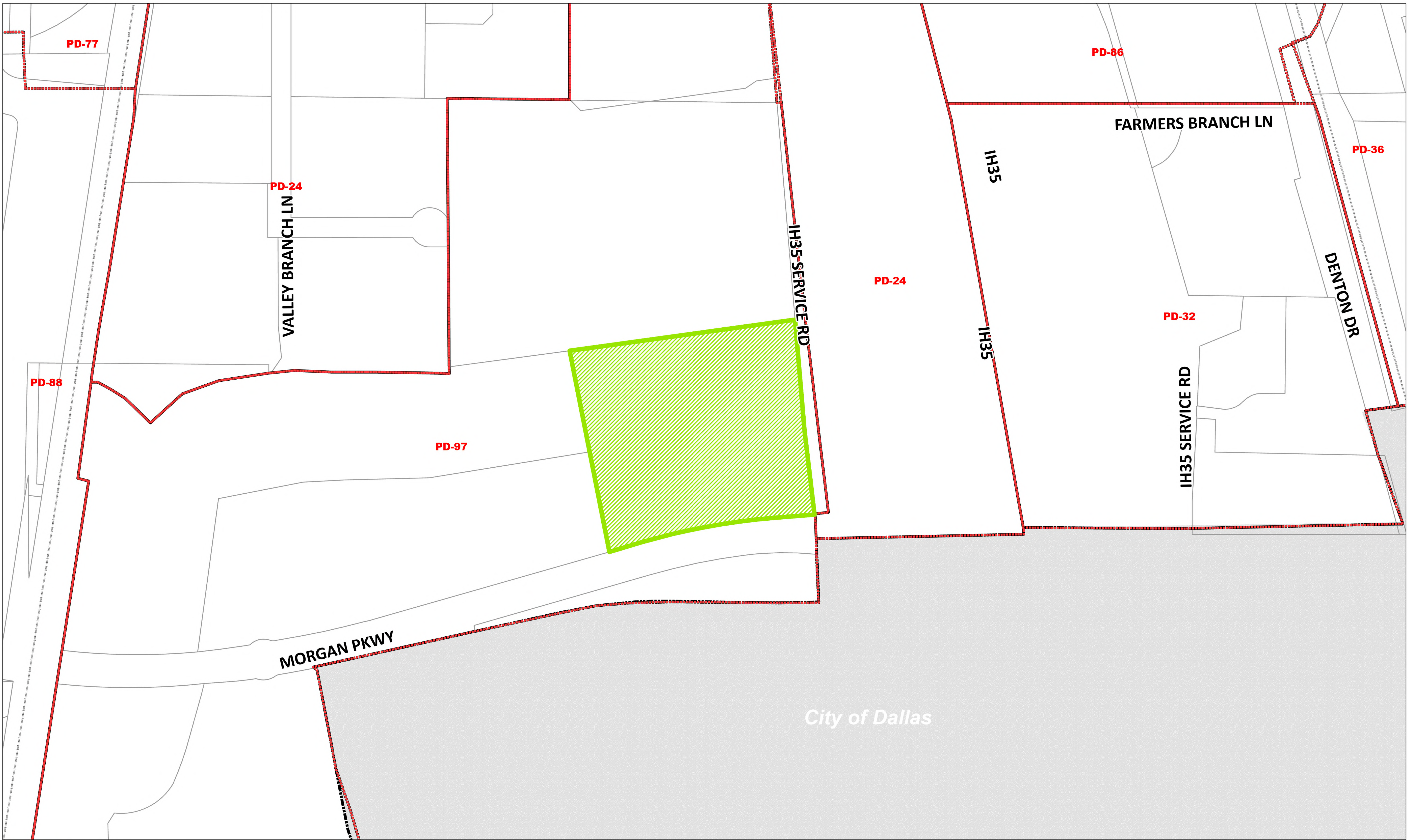
## 2271 Morgan Parkway





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-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

## 25-SP-03 Location Map

### 2271 Morgan Parkway

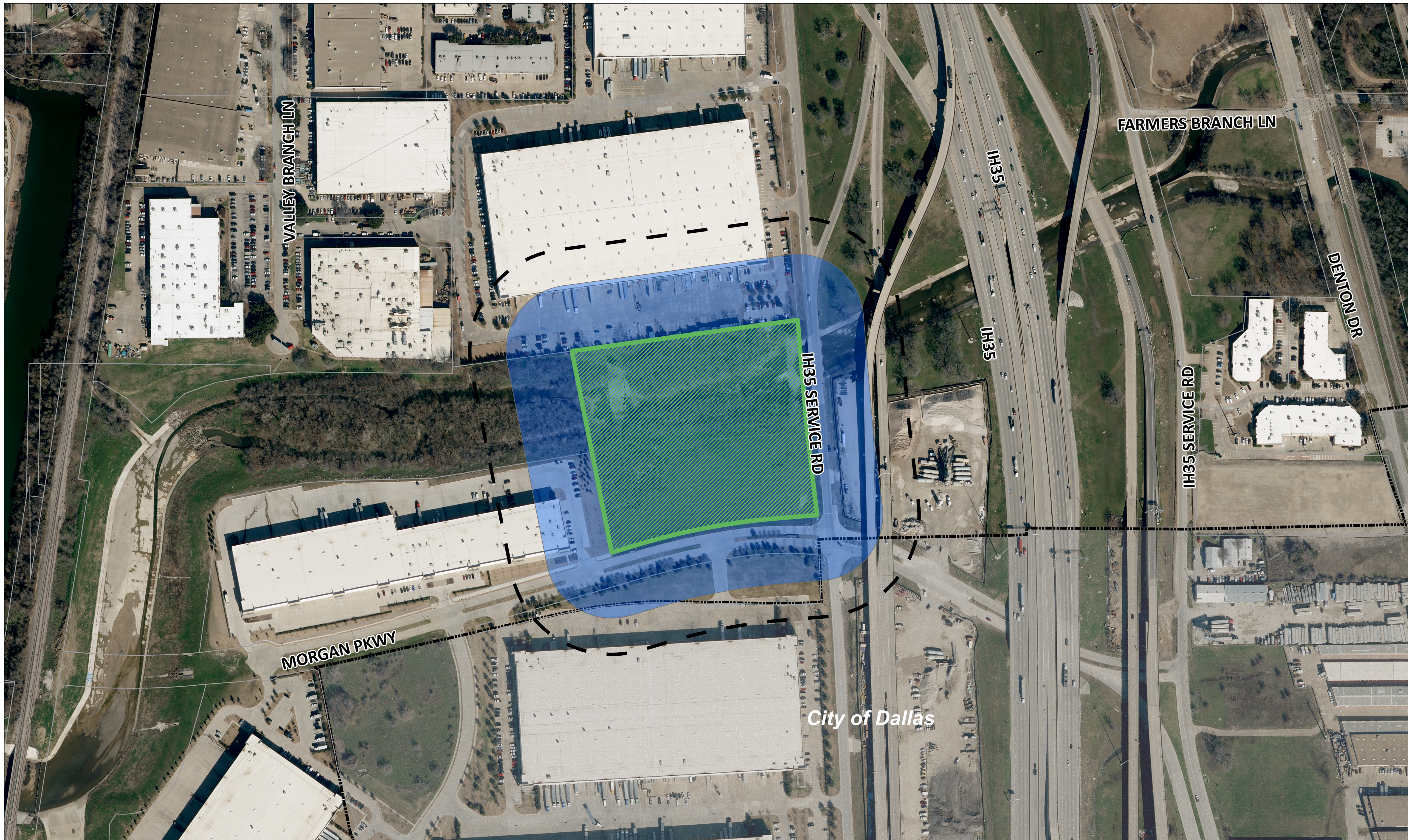


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0 300 600  
Feet







- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

# 25-SP-03 Notification Map

## 2271 Morgan Parkway



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0 300 600 Feet





**Summary of Mailed Notices  
Property Owner List  
25-SP-03  
2271 Morgan Parkway**

<b>Map</b>	<b>First Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Written Response</b>
1.	MCI1 A LLC &	1722 ROUTH ST STE 1313	DALLAS	TX	75201	
2.	PROLOGIS LP	1800 WAZEE ST	DENVER	CO	80202	
3.	MCI15 LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
4.	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
5.	MERCER CROSSING INDUSTRIAL LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
6.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
7.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	