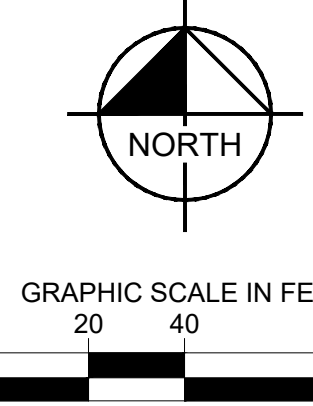
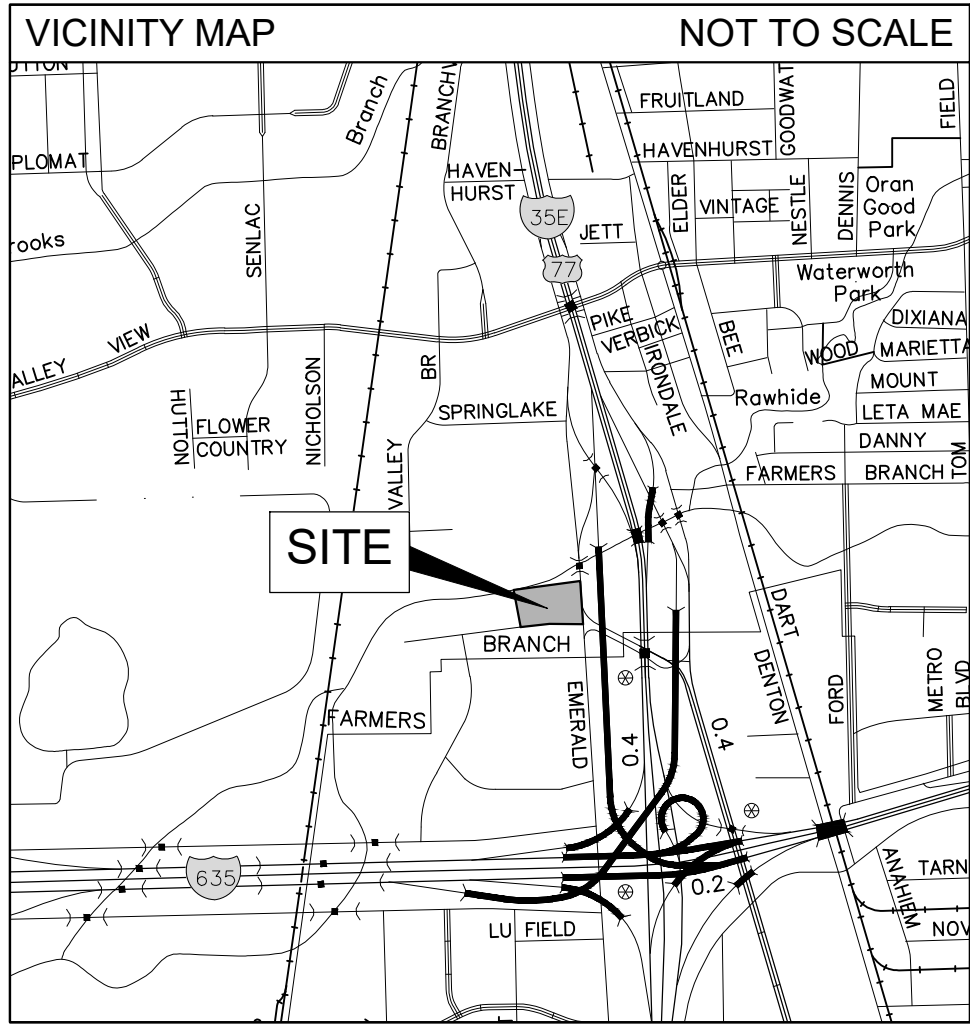
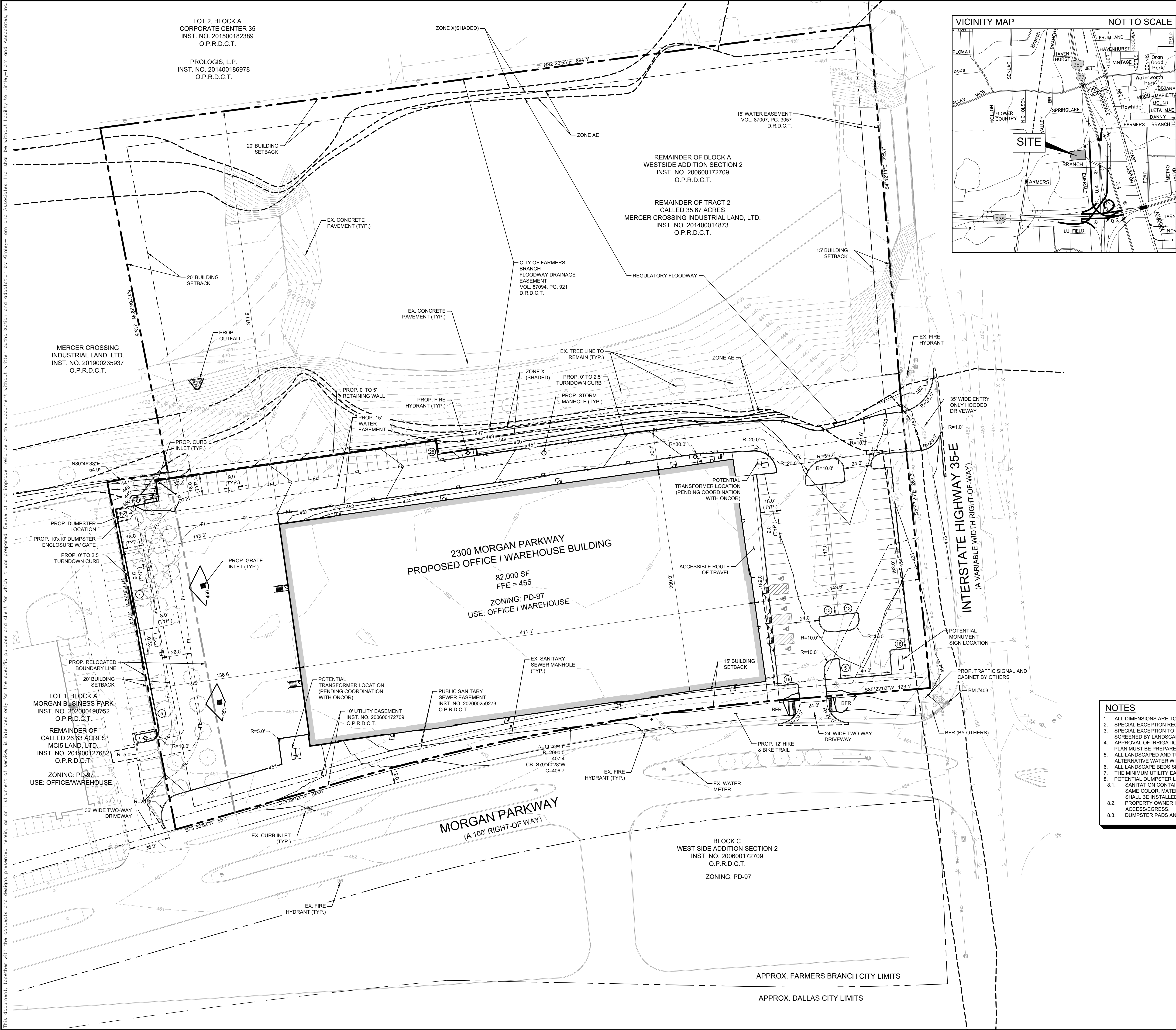


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LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
FIRE LANE	FL
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	SD
EXISTING STORM SEWER	SD
PROPOSED UNDERGROUND ELECTRIC LINE	UE
EXISTING UNDERGROUND ELECTRIC LINE	UE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	⊗
EXISTING WATER VALVE	⊗
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER METER	●
EXISTING WATER METER	●
PROPOSED SANITARY SEWER CLEANOUT	○
EXISTING SANITARY SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	⊙
EXISTING SANITARY SEWER MANHOLE	⊙

SITE DATA SUMMARY TABLE	
LOT AREA	410,989 SF 9.44 AC
IMPERVIOUS AREA	175,672 SF (42.7%)
GROSS BUILDING AREA	82,000 SF
BUILDING HEIGHT & STORIES	39' & ONE STORY
PROPOSED USE	OFFICE (8,200 SF) WAREHOUSE (73,800 SF)
FOUNDATION TYPE	TBD
FINISHED FLOOR ELEVATION	455

PARKING TABLE	
TOTAL PARKING REQUIRED	WAREHOUSE: 1/1000 SF = 74 OFFICE: 1/300 SF = 28
	TOTAL = 102
TOTAL PARKING PROVIDED	107 SPACES (WITH 5 HANDICAPPED ACCESSIBLE)

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SPECIAL EXCEPTION REQUESTED FOR PARKING ALONG I-35 FRONTAGE.
 - SPECIAL EXCEPTION TO ELIMINATE SCREENING BERM ALONG MORGAN PARKWAY AND I-35 FRONTAGE. TO BE SCREENED BY LANDSCAPING.
 - APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
 - ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
 - ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.
 - THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15 FEET WIDE.
 - POTENTIAL DUMPSTER LOCATIONS ARE SUBJECT TO CHANGE (AT BUILDING PERMIT APPLICATION STAGE).
 - SANITATION CONTAINER WALLS SHALL BE MASONRY, AND THE EXTERIOR WALL FINISH SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, AND SHALL BE INSTALLED WITH METAL GATES.
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS/EGRESS.
 - DUMPSTER PADS AND ENCLOSURES SHALL NOT BE LOCATED WITHIN RIGHT-OF-WAY OR FIRE LANES.

SITE PLAN

MERCER 7

±9.44 AC.

JOHN L. PULLMAN SURVEY,
ABSTRACT NO. 1156

CITY OF FARMERS BRANCH, DALLAS
COUNTY, TEXAS

DATE: July 23, 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

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower,
Suite 700 Dallas, TX 75240
Tel. No. 972-770-1300
Contact: Sean Alexander, P.E.
Email: Sean.Alexander@Kimley-Horn.com

NO.	REVISIONS	DATE	BY

Kimley»Horn

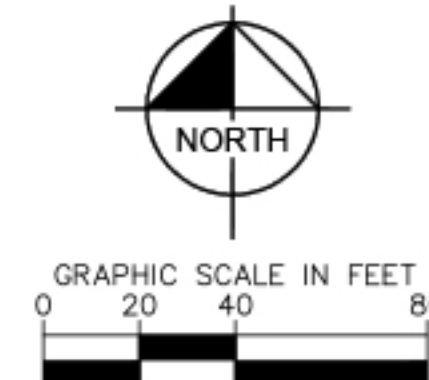
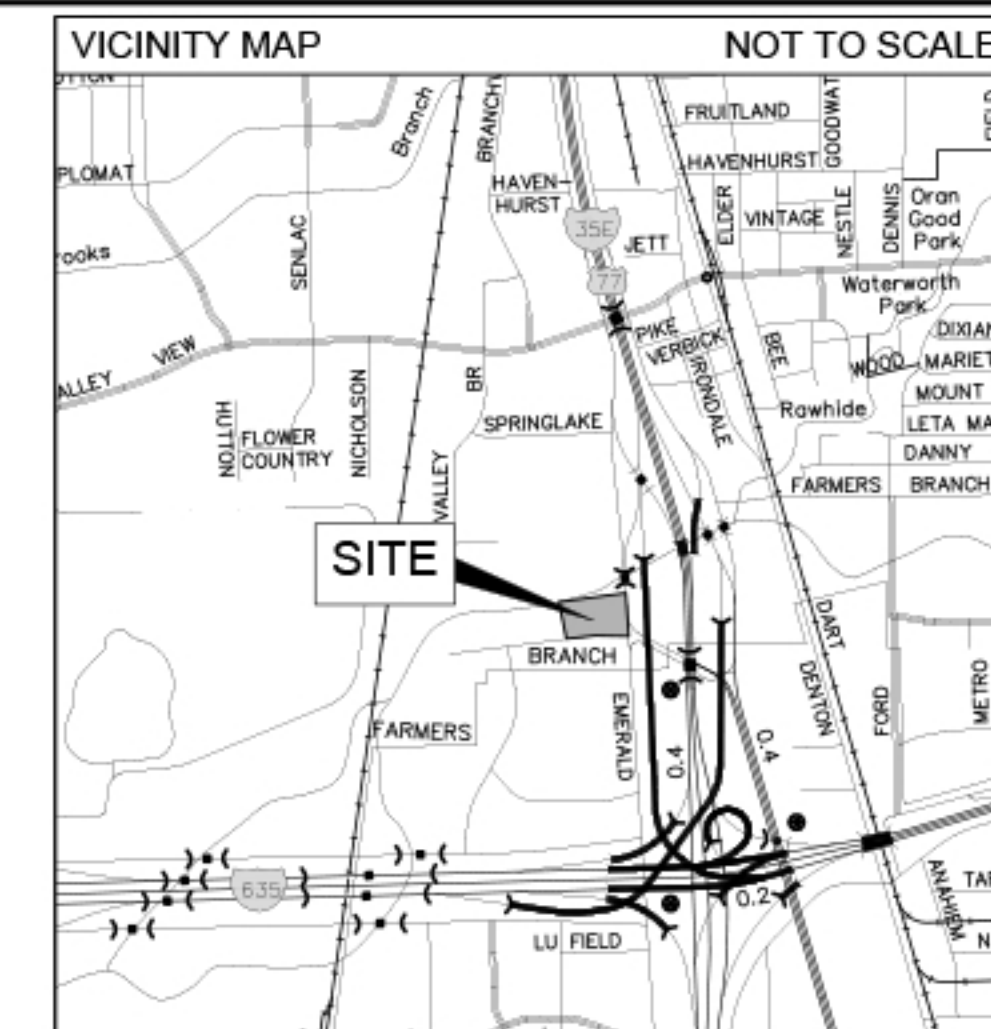
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-9820
WWW.KIMLEY-HORN.COM TX F-928
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MERCER 7 INDUSTRIAL

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

SITE PLAN


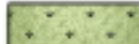








SHEET NUMBER
C-100




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		
<u>2. Landscaped Open Space</u>		
(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 landscaped open spaces must be satisfied for each phase.	19,948 SF	35,514 SF
199,485 SF x 10% = 19,948 SF OVERALL SITE AREA EXCLUDING AREA NORTH OF THE FLOODWAY		
(b) All landscaped 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.	3' Landscape Berm	3' HT. SCREENING SHRUBS
(d) The internal portion of all surface parking lots shall contain at least 10% landscaped 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.	2 Trees	2 Trees
107 Parking Spaces / 60 = 2 Trees		
(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.	Perimeter Trees 30' O.C.	Perimeter Trees 30' O.C.
(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, Loblolly Oak, Sweetgum, 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.	Yes	Yes
(h) All shrubs planted within the street right of way shall be of a species selected from the following list: Frasier's Photinia, Nellie R. Stevens Holly, Burford Holly, Waxleaf Ligustrum, Japanese Ligustrum, Barberry, Compact Nandina, Dwarf Burford Holly, Indian Hawthorne, Juniper, Crepe Myrtle, Yaupon Holly, Crape Myrtle, Redbud, and Texas Sage. Exceptions to these plant species may be approved by the Planning Director of designee.	Yes	Yes

NOTE: CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE

PLANT LEGEND MERCER 7

SYMBOL	BOTANICAL / COMMON NAME	GROUND COVERS
	TAXODIUM DISTICHUM / BALD CYPRESS	 BERMUDA SOD
	VITEA AGNUS-CASTUS / CHASTE TREE	 HYDROSEED / HYDROSEED
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	 NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
	QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK	
	QUERCUS SHUMARDII / SHUMARD OAK	
SHRUBS		
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	
	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	

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: July 17, 2025

OWNER/DEVELOPER: MERCER CROSSING LAND, LTD. 1722 Routh St., Suite 770 Dallas, TX 75201 Tel. No. (214) 220-3880 Contact: George Billingsley Email: dbillingslev@billingslevco.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@KHA-Horn.com
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Kimley»Horn

2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TX 75226
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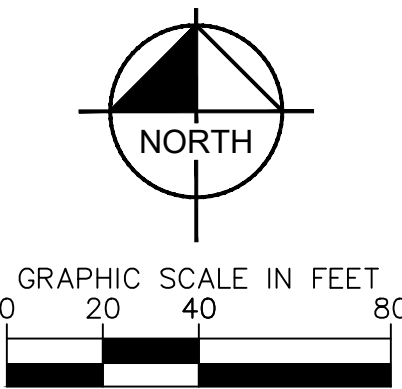
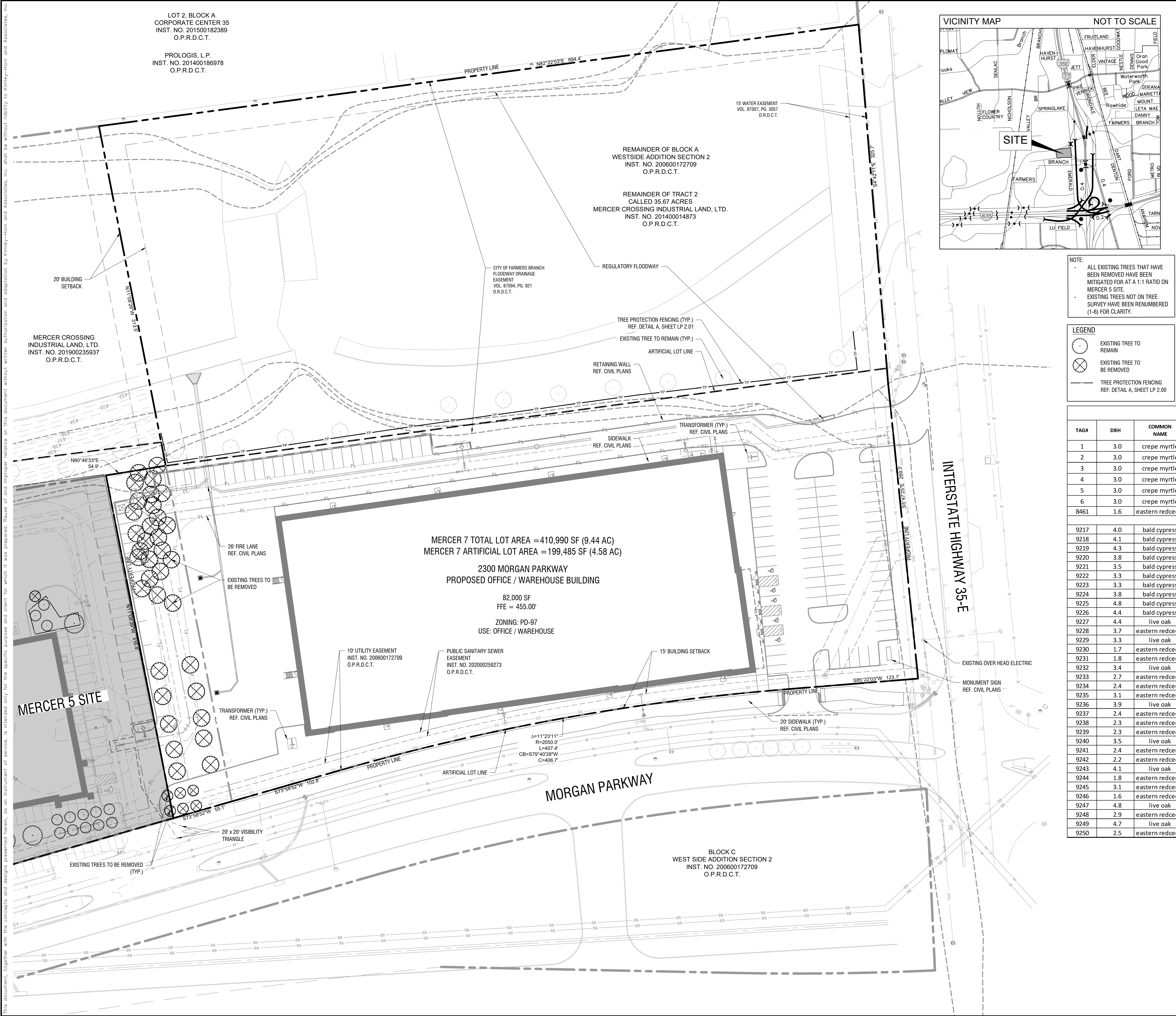
R.L.A. LOREN L. LOCKWOOD
L.A. No. 3541 Date 07/17/2025

KHA PROJECT 063973096	DATE 07/17/2025	SCALE AS SHOWN	DESIGNED BY CJG	DRAWN BY CJG
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LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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NOTE:

- ALL EXISTING TREES THAT HAVE BEEN REMOVED HAVE BEEN MITIGATED FOR AT A 1:1 RATIO ON MERCER 5 SITE.
- EXISTING TREES NOT ON TREE SURVEY HAVE BEEN RENUMBERED (1-6) FOR CLARITY.

LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING REF. DETAIL A, SHEET LP 2.00

TREE INVENTORY							
TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	ACTION	MITIGATION RATIO	MITIGATION INCHES REMOVED	Health
1	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
2	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
3	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
4	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
5	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
6	3.0	crepe myrtle	<i>Crepe myrtle 'Tuscarora'</i>	Remove	1:1	3	Healthy
8461	1.6	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	1.6	Healthy
Tags 8462-9216 were not used.							
9217	4.0	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	4	Healthy
9218	4.1	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	4.1	Healthy
9219	4.3	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	4.3	Healthy
9220	3.8	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	3.8	Healthy
9221	3.5	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	3.5	Healthy
9222	3.3	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	3.3	Healthy
9223	3.3	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	3.3	Healthy
9224	3.8	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	3.8	Healthy
9225	4.8	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	4.8	Healthy
9226	4.4	bald cypress	<i>Taxodium distichum</i>	Remove	1:1	4.4	Healthy
9227	4.4	live oak	<i>Quercus virginiana</i>	Remove	1:1	4.4	Healthy
9228	3.7	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	3.7	Healthy
9229	3.3	live oak	<i>Quercus virginiana</i>	Remove	1:1	3.3	Healthy
9230	1.7	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	1.7	Healthy
9231	1.8	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	1.8	Healthy
9232	3.4	live oak	<i>Quercus virginiana</i>	Remove	1:1	3.4	Healthy
9233	2.7	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.7	Healthy
9234	2.4	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.4	Healthy
9235	3.1	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	3.1	Healthy
9236	3.9	live oak	<i>Quercus virginiana</i>	Remove	1:1	3.9	Healthy
9237	2.4	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.4	Healthy
9238	2.3	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.3	Healthy
9239	2.3	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.3	Healthy
9240	3.5	live oak	<i>Quercus virginiana</i>	Remove	1:1	3.5	Healthy
9241	2.4	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.4	Healthy
9242	2.2	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.2	Healthy
9243	4.1	live oak	<i>Quercus virginiana</i>	Remove	1:1	4.1	Healthy
9244	1.8	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	1.8	Healthy
9245	3.1	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	3.1	Healthy
9246	1.6	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	1.6	Healthy
9247	4.8	live oak	<i>Quercus virginiana</i>	Remove	1:1	4.8	Healthy
9248	2.9	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.9	Healthy
9249	4.7	live oak	<i>Quercus virginiana</i>	Remove	1:1	4.7	Healthy
9250	2.5	eastern redcedar	<i>Juniperus virginiana</i>	Remove	1:1	2.5	Healthy

TREE REMOVAL & PRESERVATION PLAN

MERCER 7
±9.44 AC.

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

DATE: July 17, 2025

OWNER/ DEVELOPER:
MERCER CROSSING LAND, LTD.
1722 Routh St, Suite 770
Dallas, TX 75201
Tel. No. (214) 720-3880
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: Lorian Lockwood, P.L.A.
Email: Lorian.Lockwood@kimley-horn.com

No.	REVISIONS	DATE	BY

Kimley»Horn

2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TX 75226
PHONE 469-718-8849
WWW.KIMLEY-HORN.COM TX F-928
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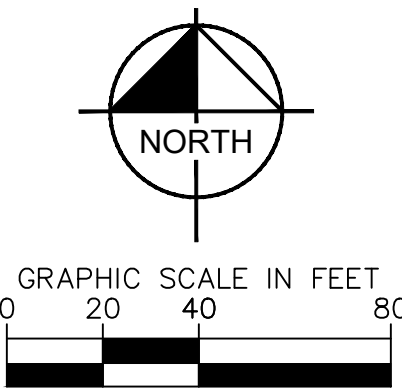
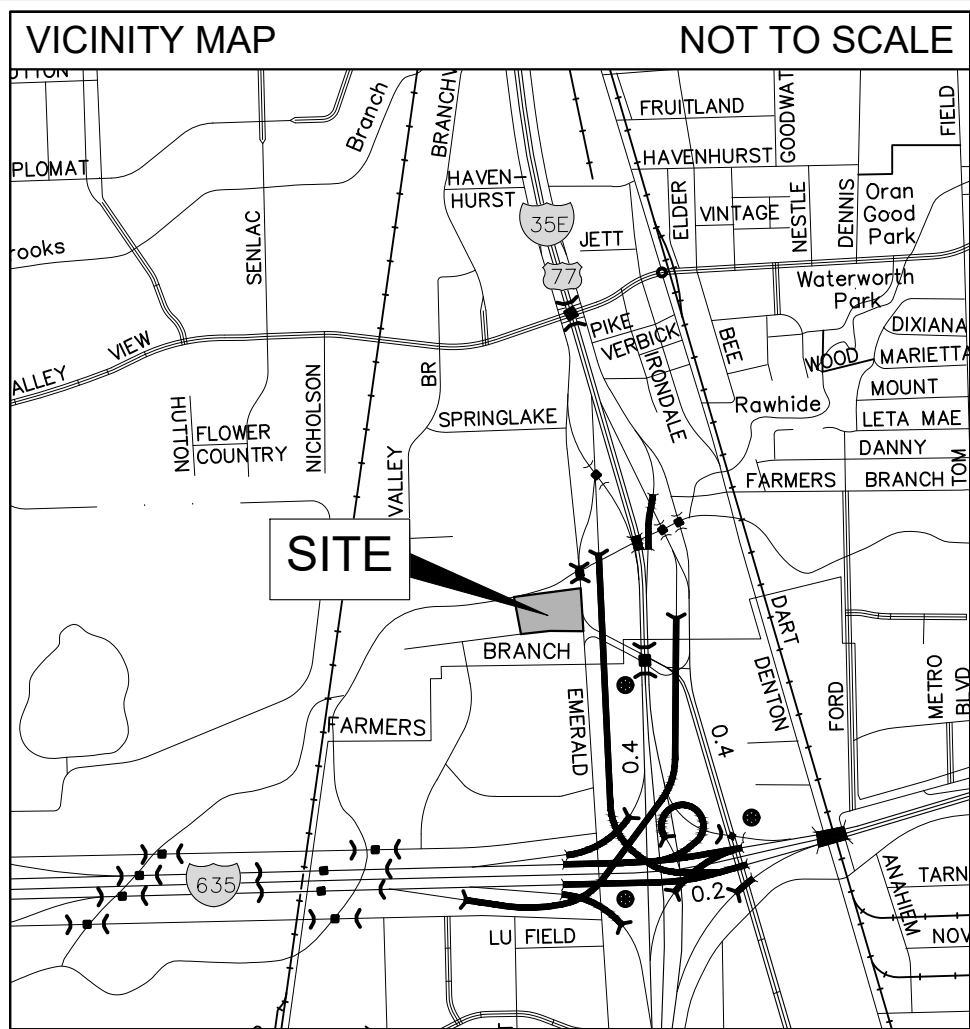
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LOREN L. LOCKWOOD
L.A. No. 3541 Date: 07/17/2025

KHA PROJECT 063973096	DATE 07/17/2025	SCALE AS SHOWN	DESIGNED BY CJG	DRAWN BY CJG	CHECKED BY LLL
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TREE REMOVAL & PRESERVATION PLAN

SHEET NUMBER
TP 1.00

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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. Landscaped Open Space		
(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 landscaped open spaces must be satisfied for each phase.	19,948 SF	35,514 SF
199,485 SF* x 10% = 19,948 SF OVERALL SITE AREA EXCLUDING AREA NORTH OF THE FLOODWAY		
(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.	3' Landscape Berm	3' HT. SCREENING SHRUBS
(d) 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.	2 Trees	2 Trees
107 Parking Spaces / 60 = 2 Trees		
(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.	Perimeter Trees 30' O.C.	Perimeter Trees 30' O.C.
(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 truck diameter of not less than three caliper inches at time of planting.	Yes	Yes
(h) All shrubs planted within the street right of way shall be of a species selected from the following list: Fraser's Photinia, Nellie R. Stevens Holly, Burford Holly, Waxleaf Ligustrum, Japanese Ligustrum, Barberry, Compact Nandina, Dwarf Burford Holly, Indian Hawthorne, Junipers, Crepe Myrtle, Yaupon Hollym Crabapple, Redbud, and Texas Sage. Exceptions to these plant species may be approved by the Planning Director of designee.	Yes	Yes

NOTE: CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE

PLANT LEGEND MERCER 7

SYMBOL	BOTANICAL / COMMON NAME	GROUND COVERS
	TAXODIUM DISTICHUM / BALD CYPRESS	BERMUDA SOD
	VITEX AGNUS-CASTUS / CHASTE TREE	HYDROSEED / HYDROSEED
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	NASSELLA TENUSSIMA / MEXICAN FEATHER GRASS
	QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK	
	QUERCUS SHUMARDII / SHUMARD OAK	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	
	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	

LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING SHRUB TO REMAIN
	EXISTING SHRUB TO BE REMOVED
	TREE PROTECTION FENCING

LANDSCAPE PLAN

MERCER 7

±9.44 AC.

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

DATE: July 17, 2025

OWNER/ DEVELOPER:
MERCER CROSSING LAND, LTD.
1722 Routh St, Suite 770
Dallas, TX 75201
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KIMLEY-HORN AND ASSOCIATES, INC.
2500 Pacific Avenue
Suite 1100 Dallas, TX 75226
Tel. No. 972-770-1300
Contact: Lorian Lockwood, P.L.A.
Email: Lorian.Lockwood@Kimley-Horn.com

REVISIONS		DATE	BY
No.			

Kimley»Horn

2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TX 75226
PHONE 469-718-8849
WWW.KIMLEY-HORN.COM TX F-928 INC.
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FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

P.L.A. LORIAN L. LOCKWOOD
L.A. No. 3541 Date: 07/17/2025

KHA PROJECT 063973096	DATE 07/17/2025	SCALE AS SHOWN	DESIGNED BY CJG	DRAWN BY CJG	CHECKED BY LLL
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LANDSCAPE PLAN

SHEET NUMBER
LP 1.00






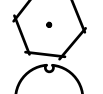


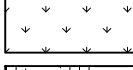

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PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
8. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
9. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
10. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
11. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
12. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
13. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
15. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANTING SCHEDULE:

PLANT SCHEDULE MERCER 7

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	TD	7	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	3" CAL.	14'-16' HT	SINGLE AND STRAIGHT, FULL AND MATCHING
	VC	6	VITEX AGNUS-CASTUS / CHASTE TREE	B&B	1.5" CAL.	8'-10' HT	FULL, MULTI-TRUNK
	LI	8	LAGERSTROEMIA INDICA / CRAPE MYRTLE	B&B	1.5" CAL.	8'-10' HT	FULL, MULTI-TRUNK
	QK	7	QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK	B&B	3" CAL.	10'-12' HT	SINGLE AND STRAIGHT, FULL AND MATCHING
	QS	5	QUERCUS SHUMARDII / SHUMARD OAK	B&B	3" CAL.	14'-16' HT	SINGLE AND STRAIGHT, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUBS							
	LS	51	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	IB	65	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS							
	SOD	27,559 SF	BERMUDA SOD	N/A	N/A	N/A	TIGHT, SAND FILLED JOINTS. FREE OF WEEDS AND DEBRIS
	SEED	7,588 SF	HYDROSEED / HYDROSEED	N/A	N/A	N/A	SEED TO LIMIT OF DISTURBANCE
	NT	645 SF	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	CONT.	1 GAL.	12" O.C.	FULL AND MATCHING

LANDSCAPE NOTES & SCHEDULE

SHEET NUMBER
LP 2.00

MERCER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

KHA PROJECT
063973096

DATE
07/17/2025

SCALE AS SHOWN

DESIGNED BY
CJG

DRAWN BY
CJG

CHECKED BY
LLL

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. _____ LORREN L. LOCKWOOD
L.A. No. _____ 3541 Date: 07/17/2025

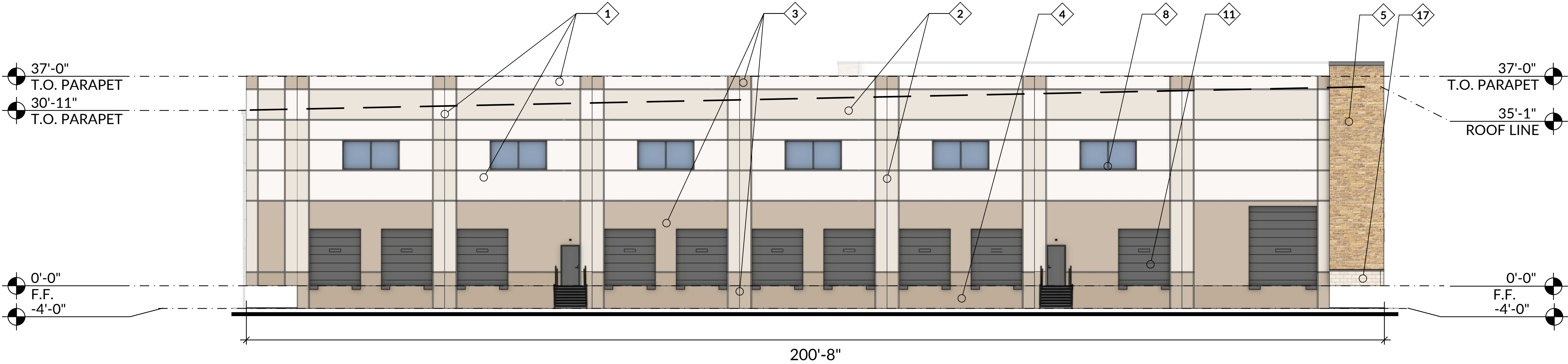
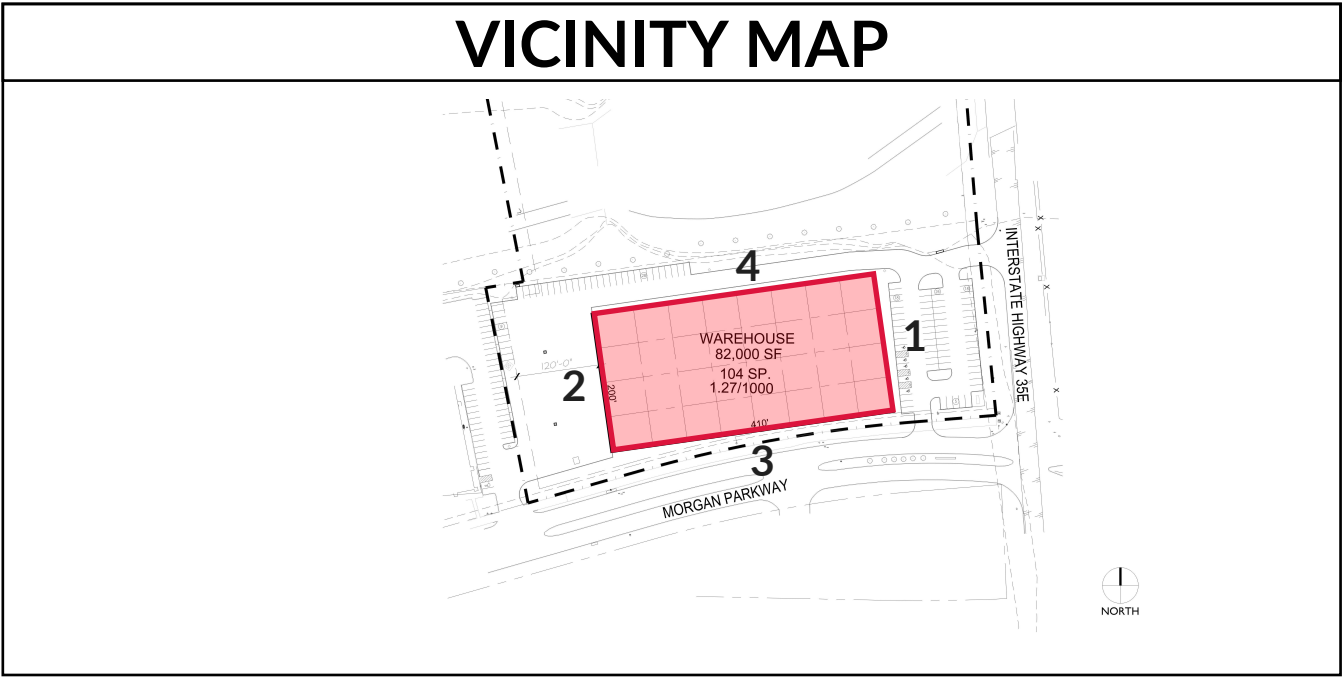
Kimley»Horn
2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TX 75226
PHONE 469-718-8849
WWW.KIMLEY-HORN.COM TX F-928
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REVISIONS

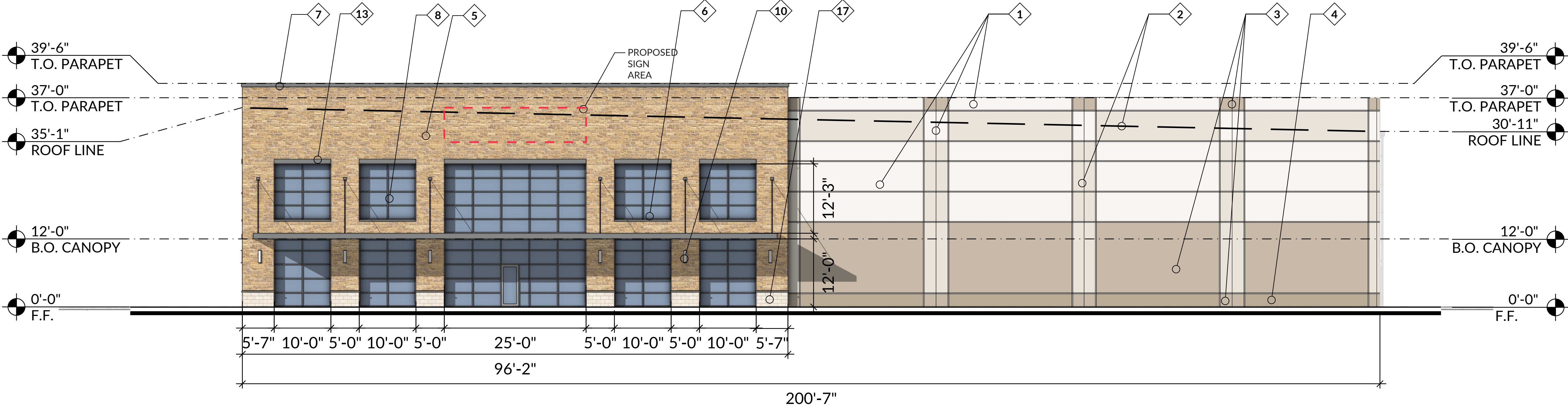
BY
DATE

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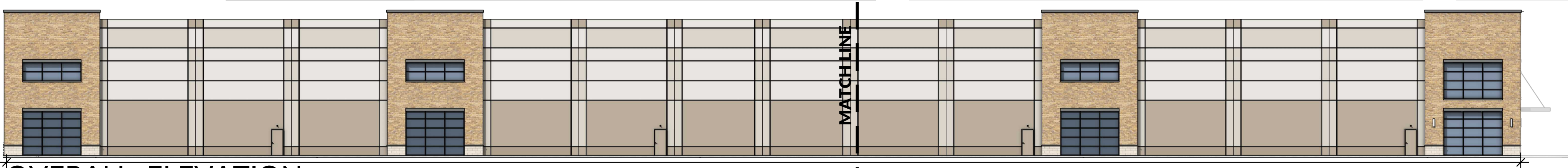
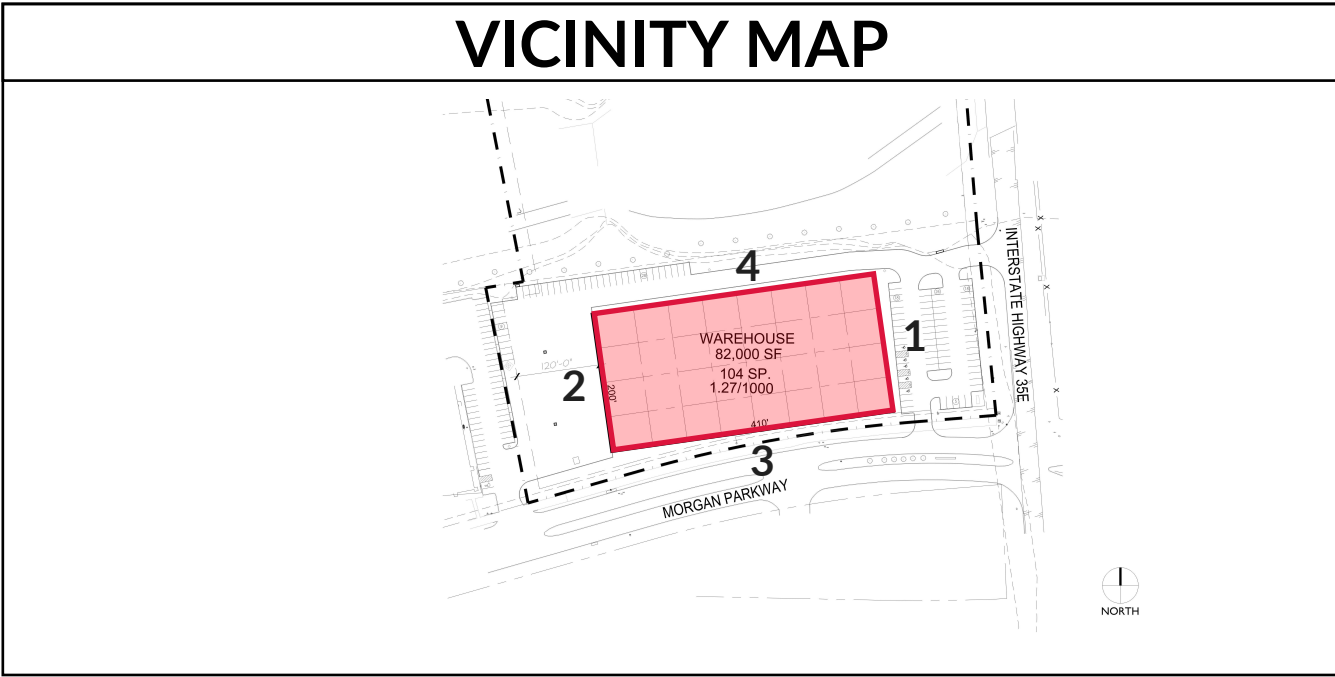
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CIVIL
SEAN ALEXANDER
13455 NOEL ROAD, TWO GALLERIA OFFICE
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DALLAS, TX 75240
PHONE: 972.441.2816
SEAN.ALEXANDER@KIMLEY-HORN.COM

DATE OF PREPARATION: 5/22/2025

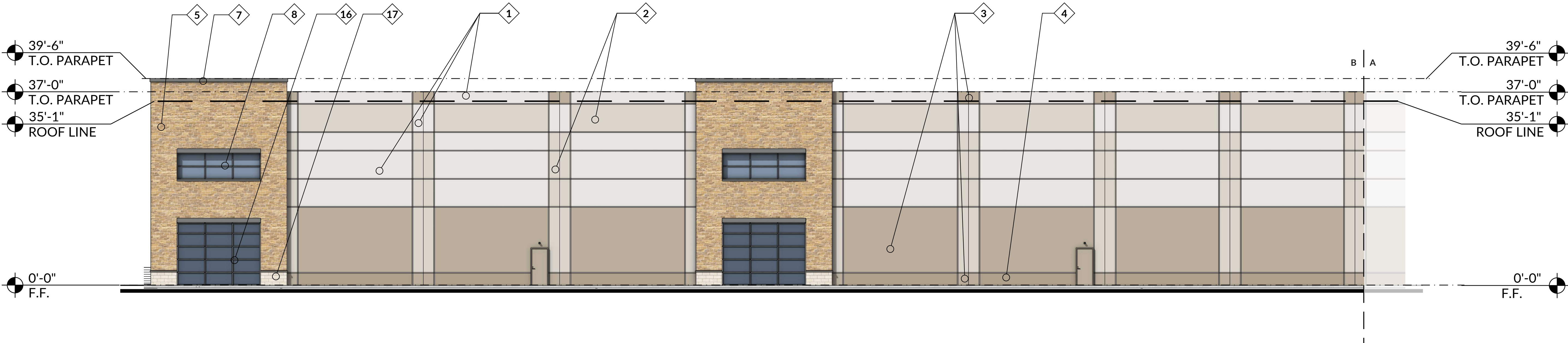
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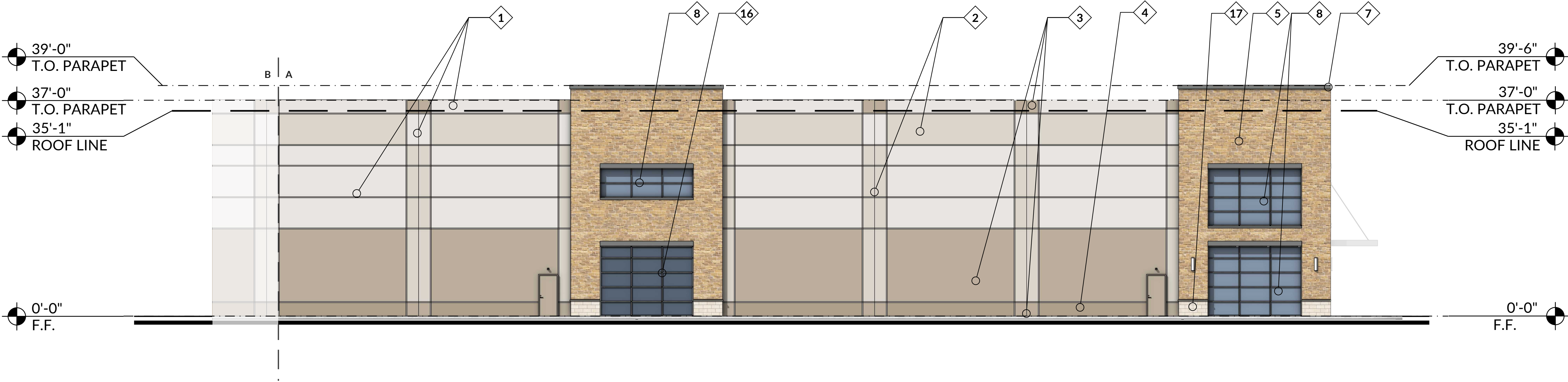
OVERALL ELEVATION

410' -0"



3 SOUTH ELEVATION - B

SCALE: 1" = 10'



3 SOUTH ELEVATION - A

SCALE: 1" = 10'

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

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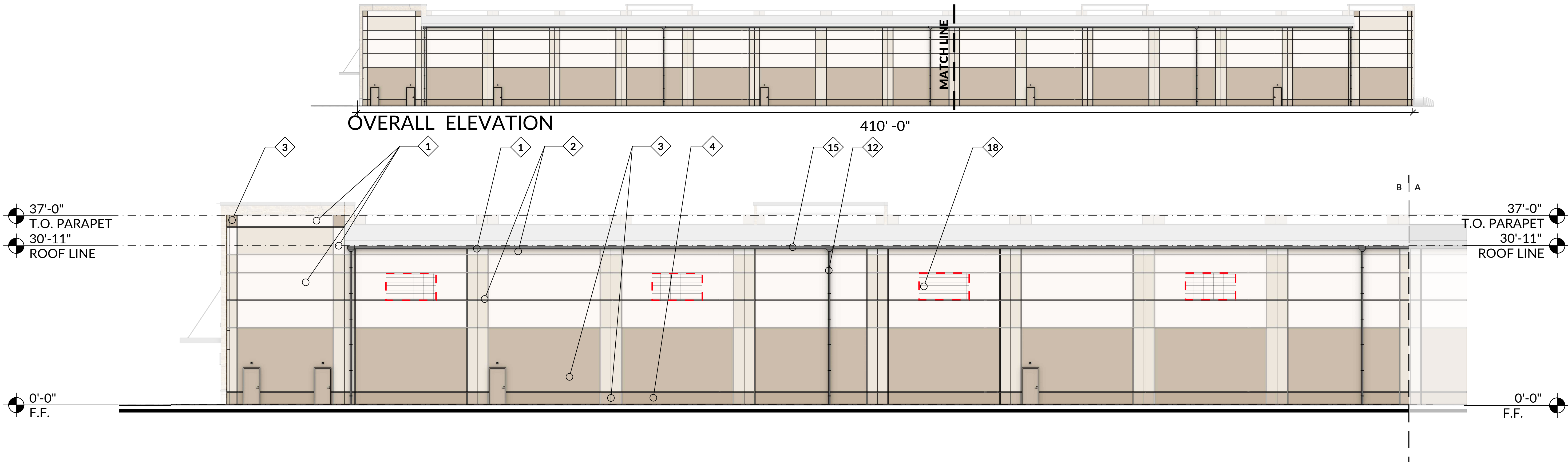
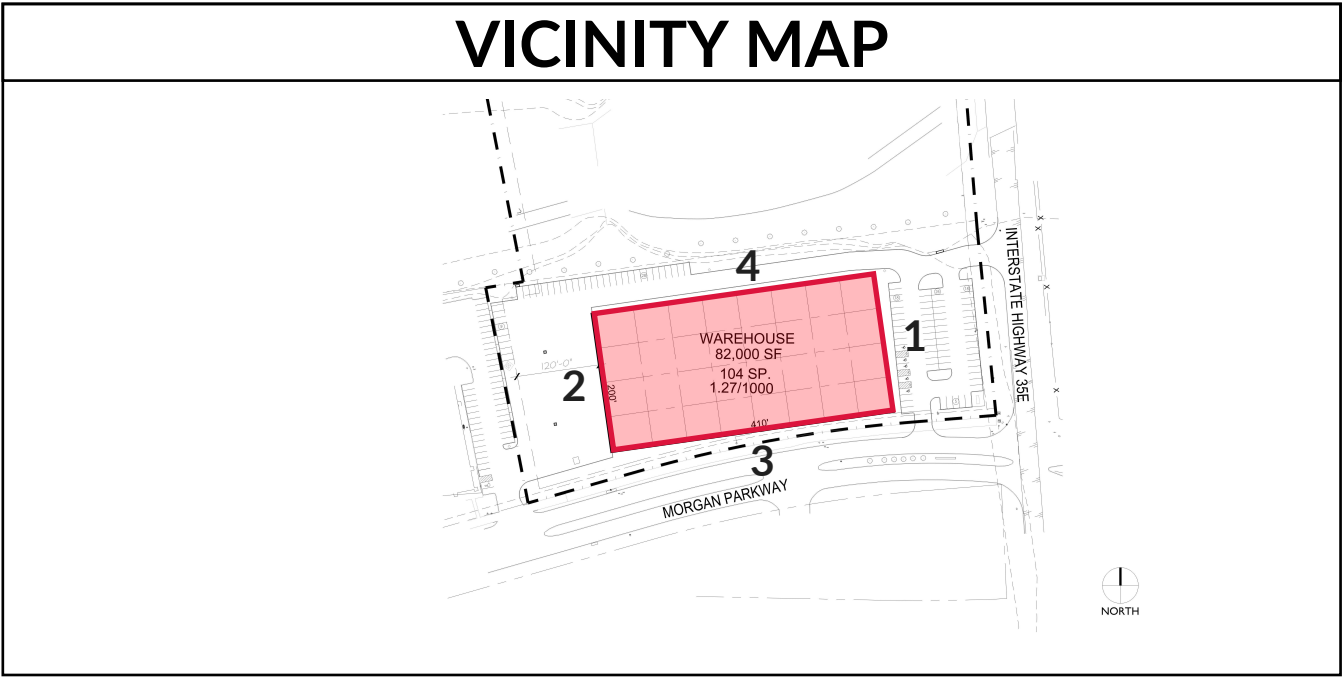
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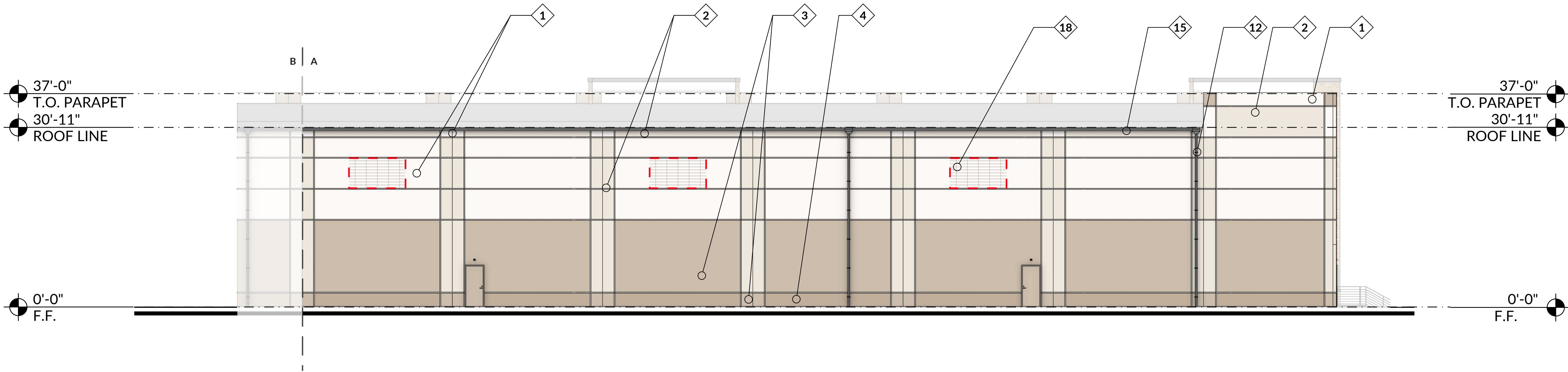
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4 NORTH ELEVATION - B
SCALE: 1" = 10'



4 NORTH ELEVATION - A
SCALE: 1" = 10'

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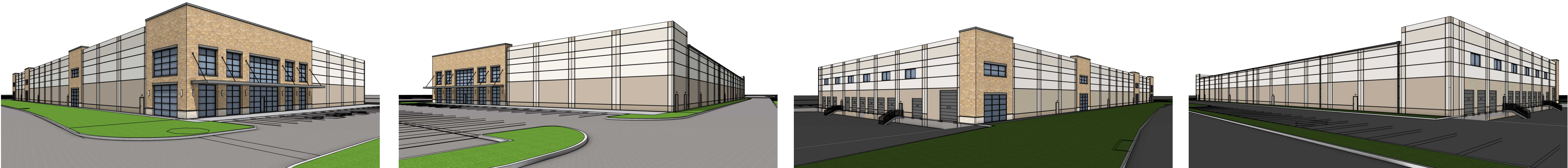
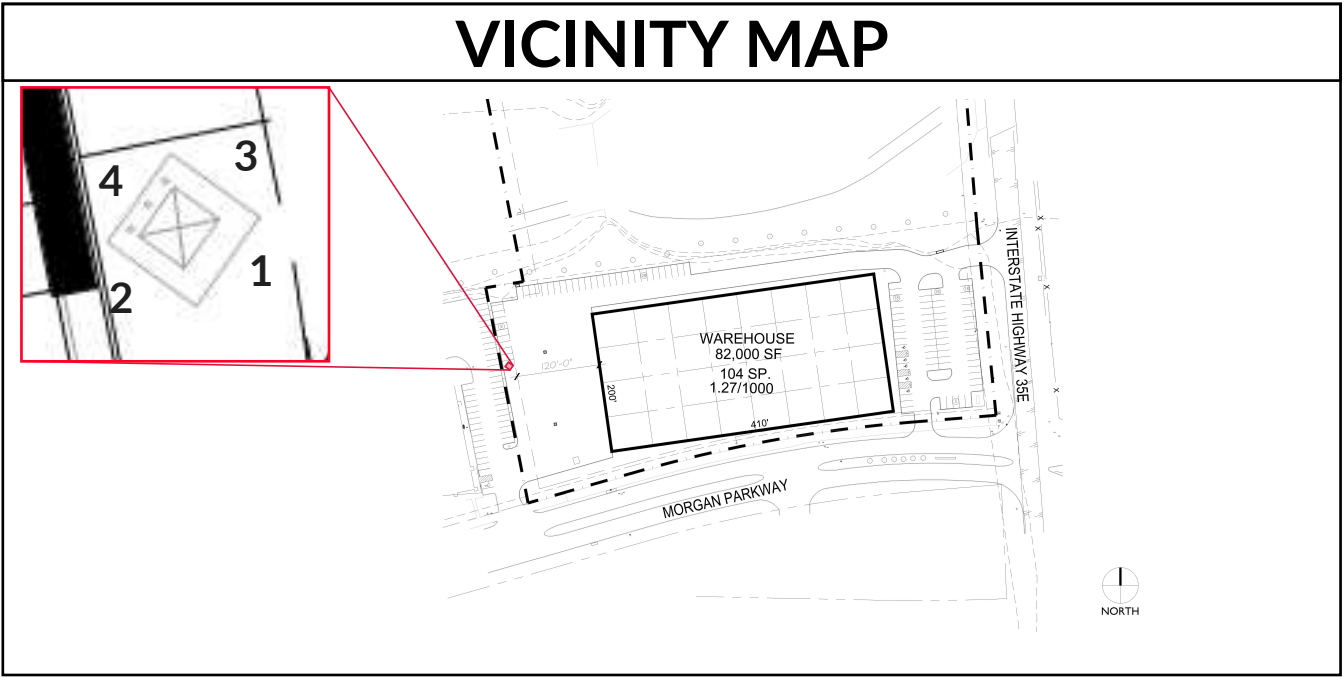
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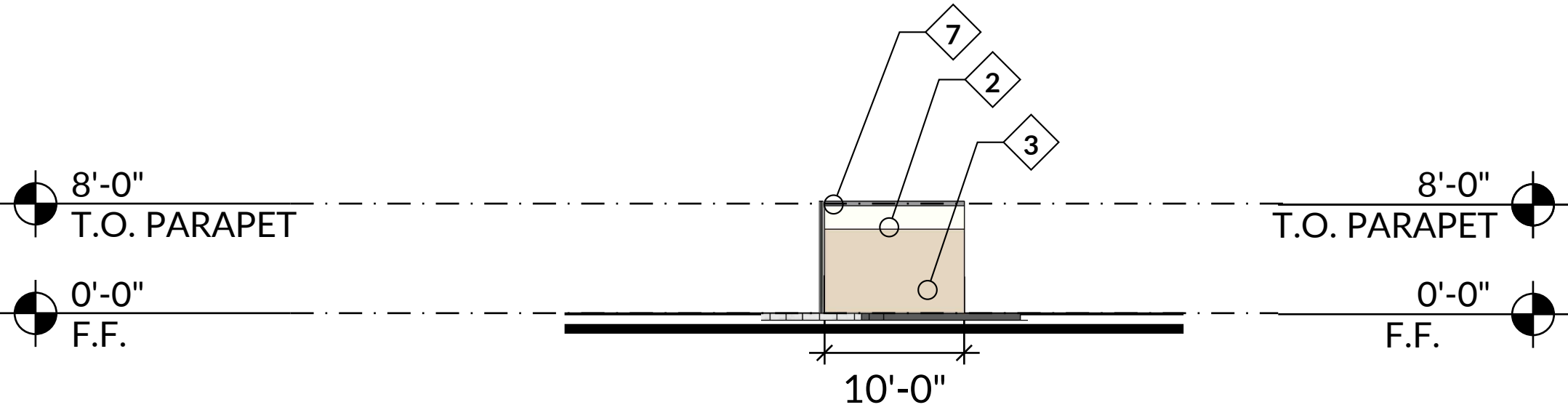
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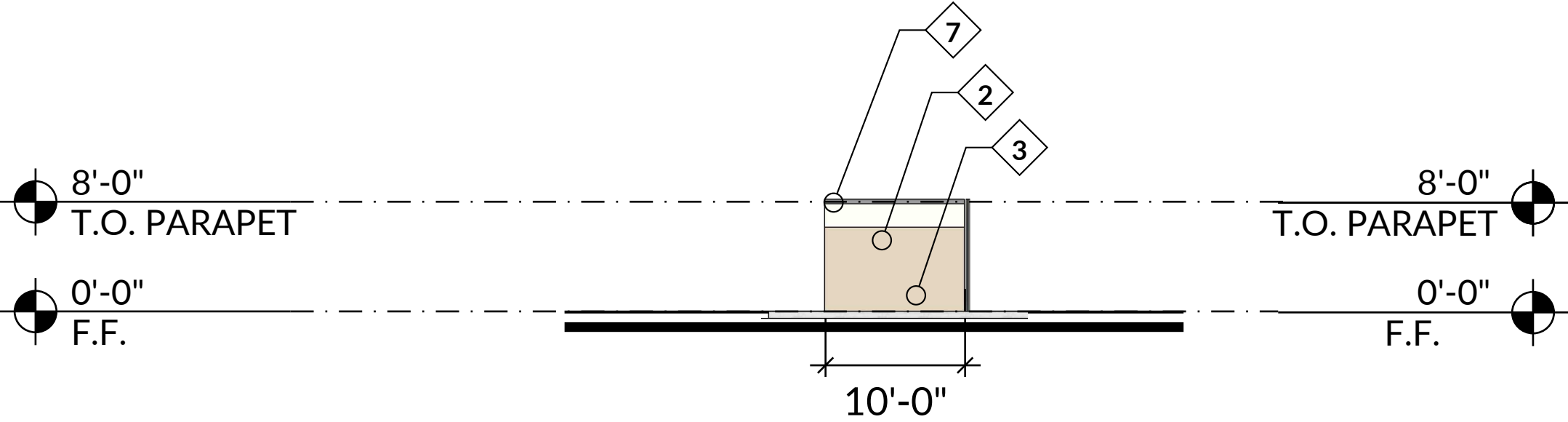
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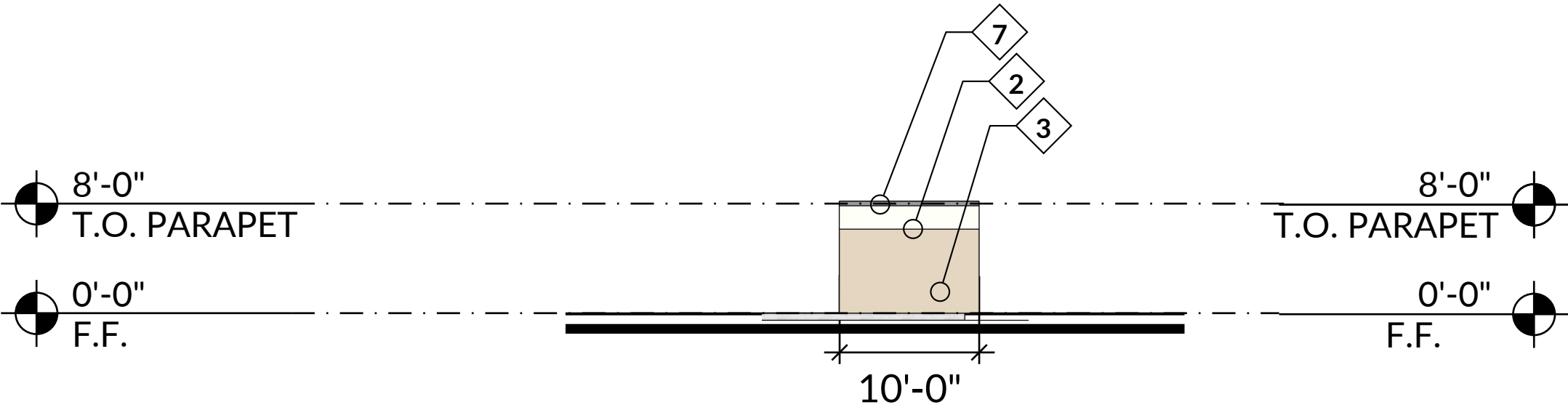
PERSPECTIVES



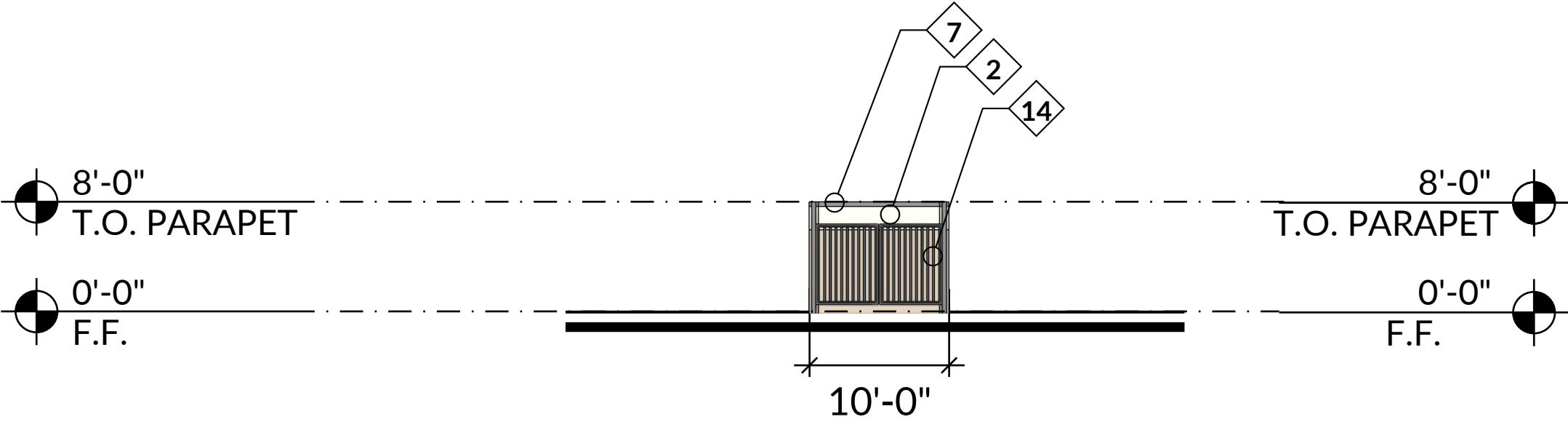
4 DUMPSTER - ELEVATION
SCALE: 1" = 10'



2 DUMPSTER - ELEVATION
SCALE: 1" = 10'



3 DUMPSTER - ELEVATION
SCALE: 1" = 10'



1 DUMPSTER - ELEVATION
SCALE: 1" = 10'

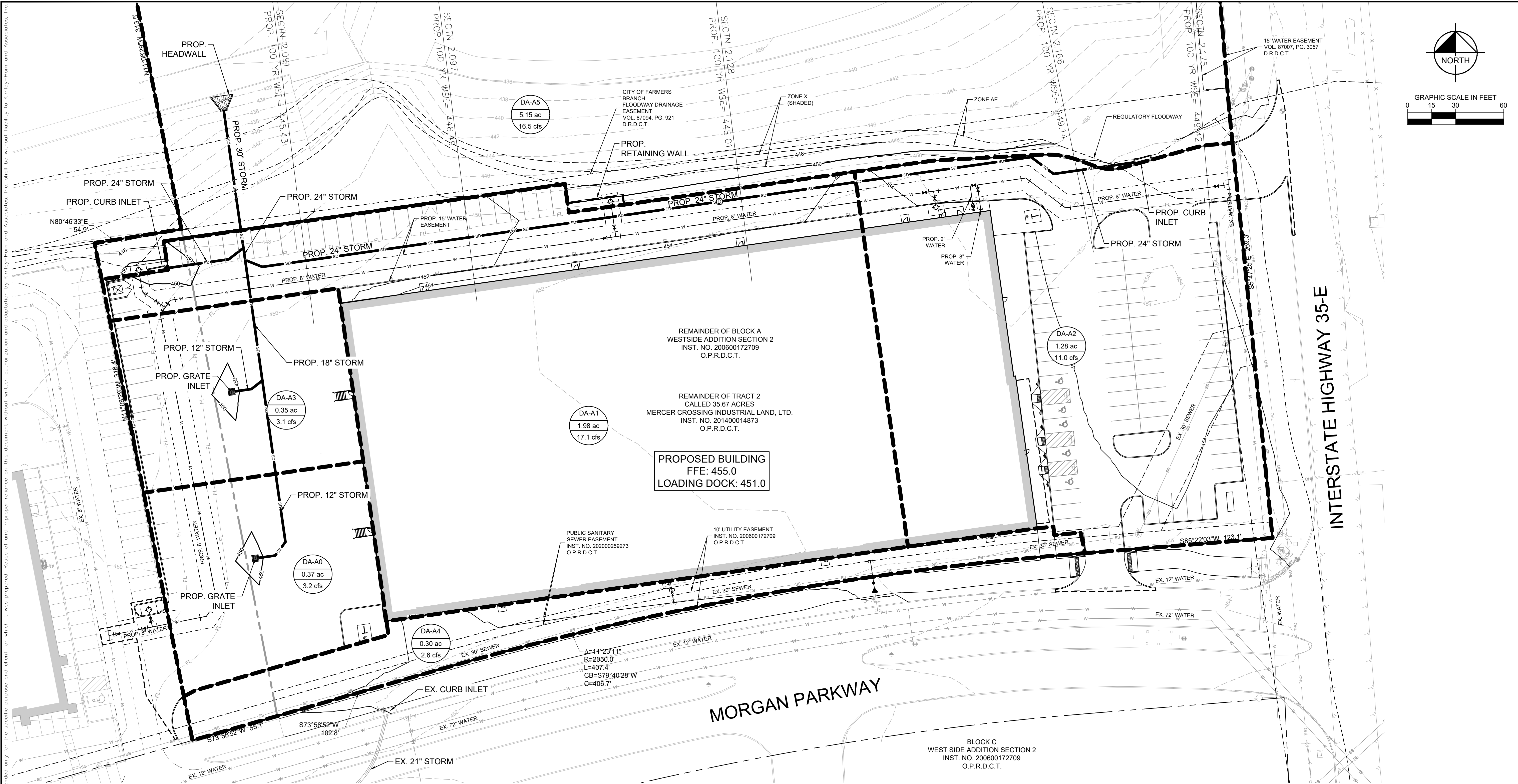
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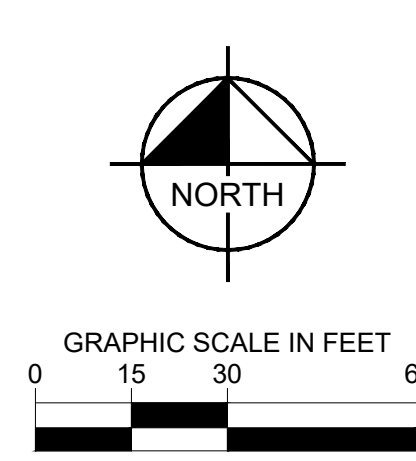
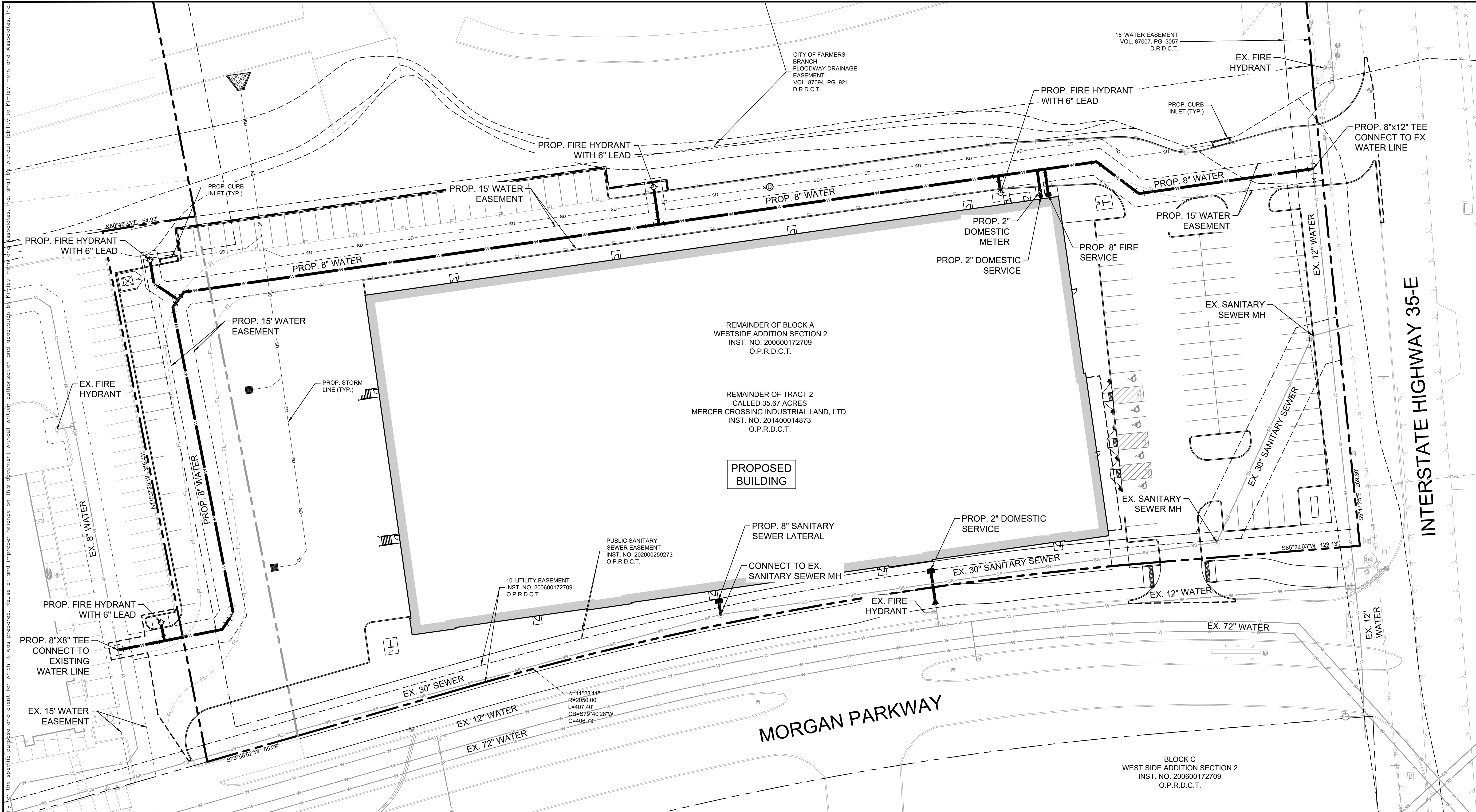
DRAINAGE AREA TABLE						
LOCATION	TIME OF CONCENTRATION (Minutes)	INTENSITY "I" (in/hr)	DRAINAGE AREA "A" (Acres)	RUNOFF COEFFICIENT "C"	DESIGN FLOW (cfs)	COMMENTS
DA-A0	10	9.60	0.37	0.90	3.2	GRATE INLET A0
DA-A1	10	9.60	1.98	0.90	17.1	CURB INLET A1
DA-A2	10	9.60	1.28	0.90	11.0	CURB INLET A2
DA-A3	10	9.60	0.35	0.90	3.1	GRATE INLET A3
DA-A4	10	9.60	0.30	0.90	2.6	EX. CURB INLET
DA-A5	15	8.00	5.15	0.40	16.5	EX. FLOODPLAIN













LEGEND	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM	
EXISTING STORM	
PROPERTY LINE	
PROP. SANITARY SEWER MANHOLE	
PROP. STORM MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED INLET	
PROPOSED BUILDING	

- | NOTES | |
|-------|---|
| 1. | THIS EXHIBIT IS CONCEPTUAL AND SUBJECT TO CHANGE. |
| 2. | THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15" |

[illegible]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.






LEGEND	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM	
EXISTING STORM	
PROPERTY LINE	
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- | NOTES | |
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[illegible]



-  Subject Property
-  Tax Parcels
-  City Limit

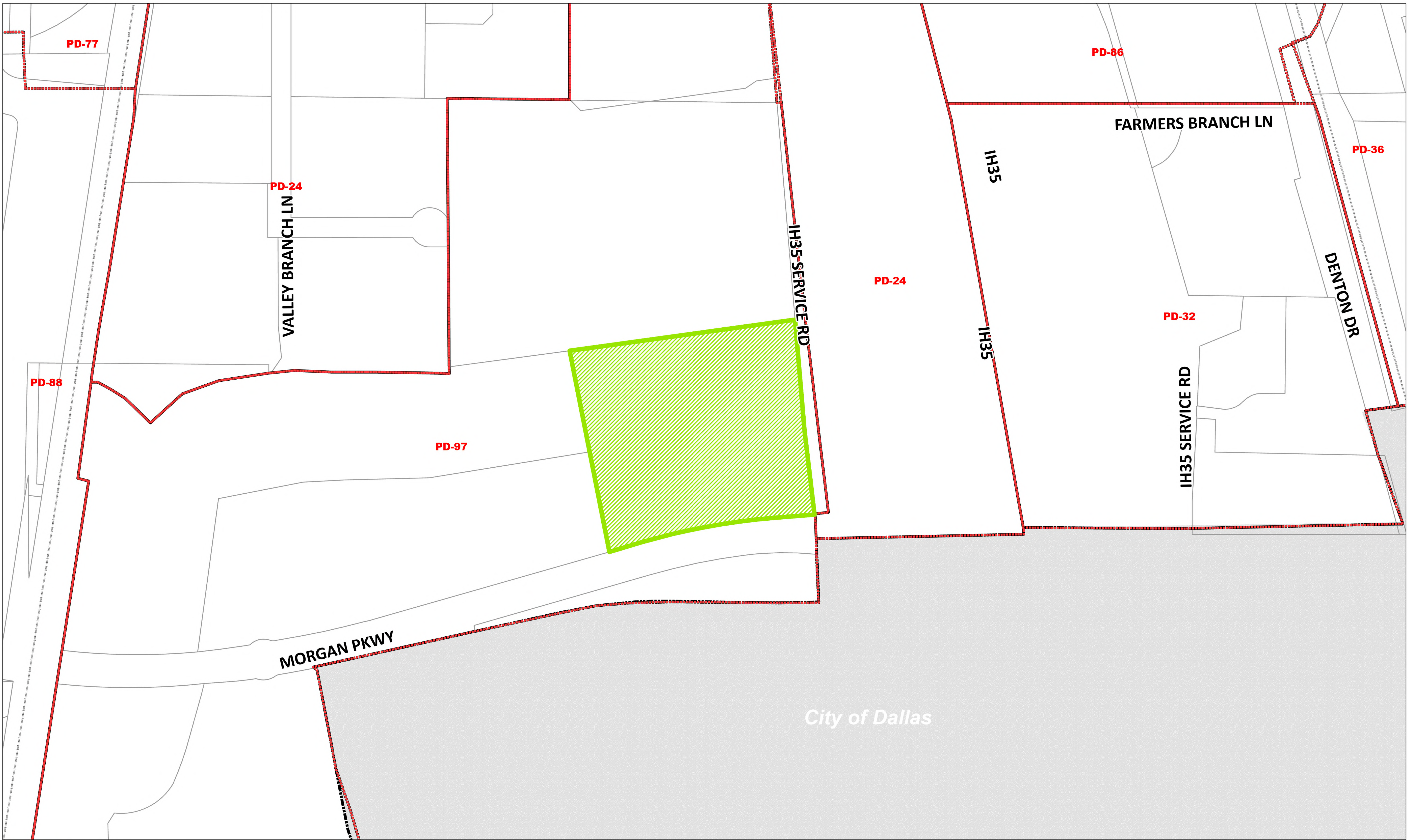
25-SP-03 Aerial Map





2271 Morgan Parkway



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-SP-03 Location Map

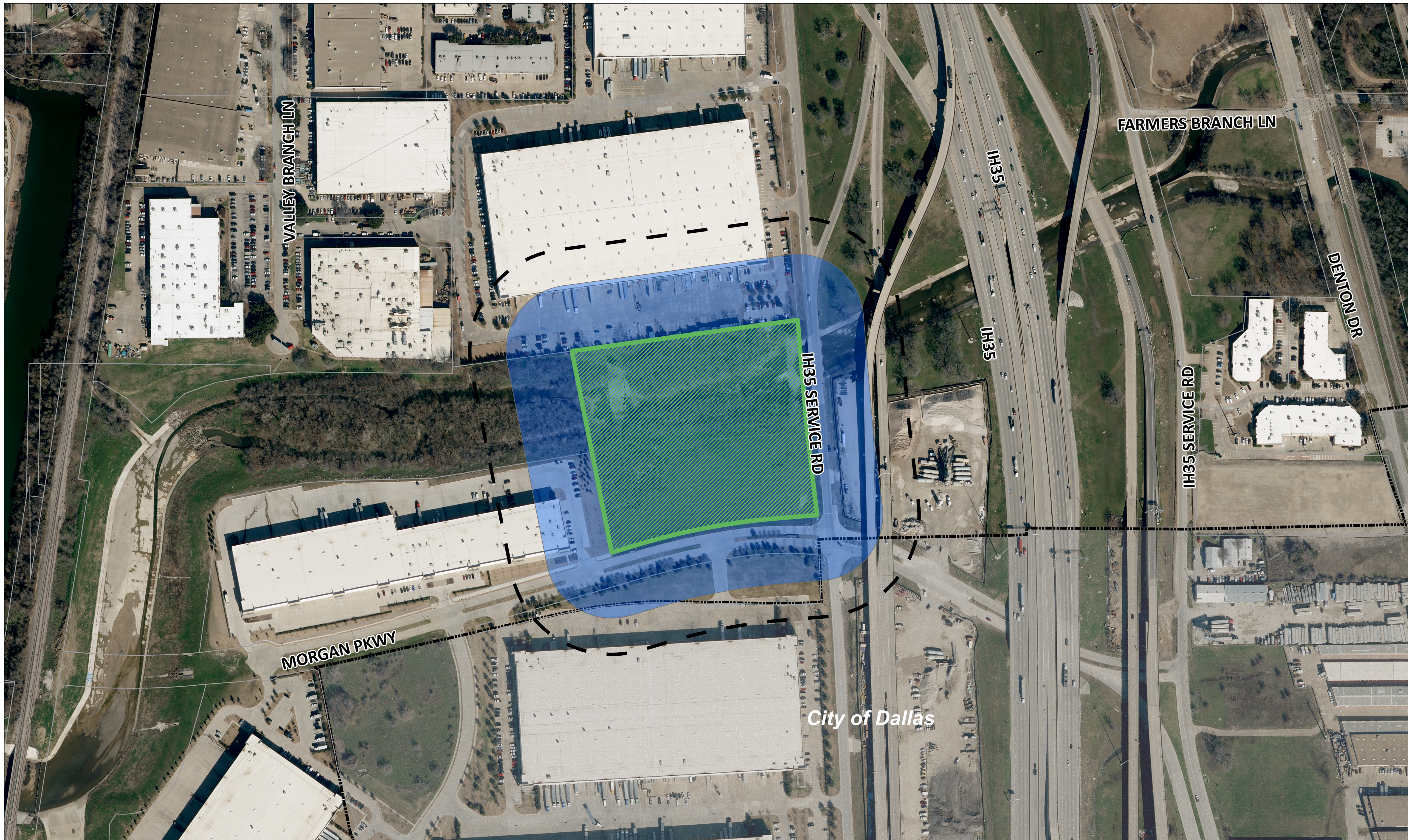
2271 Morgan Parkway



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0 300 600
Feet

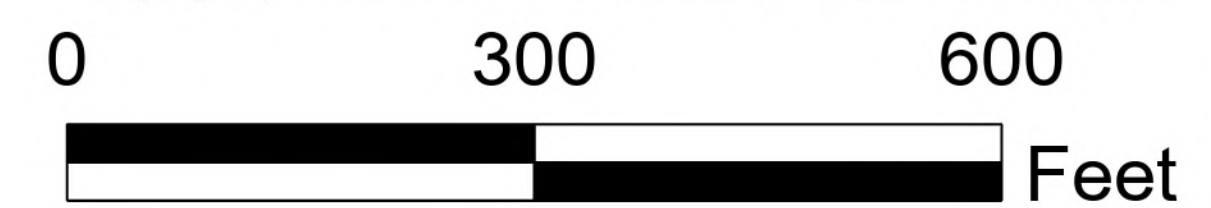




- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

25-SP-03 Notification Map

2271 Morgan Parkway



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

Map	First Name	Address	City	State	Zip	Written Response
1.	MCI1 A LLC &	1722 ROUTH ST STE 1313	DALLAS	TX	75201	None.
2.	PROLOGIS LP	1800 WAZEE ST	DENVER	CO	80202	None.
3.	MCI15 LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	None.
4.	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	None.
5.	MERCER CROSSING INDUSTRIAL LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	None.
6.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
7.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, July 7, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (7): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, and Alternate Commissioner Breeanna Banks

Commissioners Absent (2): Commissioner Dan Heard and Alternate Commissioner Scott Noris

City Staff Present: Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; City Manager Ben Williamson; and Assistant City Attorney Sarah Walsh

A. STUDY SESSION

A.1 25-79 Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1, Mr. Campbell answered questions and addressed comments from the Commissioners regarding: whether the subject property was located within the floodplain; why the applicant was requesting a special exception to not plat the required landscape berm; landscaping proposed to run adjacent to the hike and bike trail; and confirmation regarding required building setbacks.

Regarding Public Hearing item D.2, Mr. Mangum answered questions and addressed comments from the Commissioners regarding: why the applicant was proposing a wooden fence rather than a masonry wall related to providing screening from the existing multifamily development to the east; potential issues regarding truck traffic on Josey Lane; confirmation regarding the required height for the screening wall; whether staff had data related to abatement of acoustics using wall versus that when using vegetation; whether there was a height requirement for plantings related to screening; whether the proposed wooden fence was the best option related to screening; how many warehousing developments had been approved within the area adjacent to the subject property; the current occupancy of the existing office building located on the subject property; the differences between the Regional Industrial and

Commercial/Industrial Employment Center future land use designations in the Farmers Branch 2045 Plan; what uses would be permitted by right pending approval of the zoning amendment; whether outdoor storage would be permitted pending approval of the amendment; and the hours of operation, including whether the previously approved zoning amendment for a warehouse development located at Ford Road included restrictions on these hours.

A.2 [25-80](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Vice-Chair Miller requested a presentation on artificial intelligence (A.I.) and its potential impacts on urban planning.

Vice-Chair Miller and Commissioner Froehlich asked whether the Commissioners could be provided with visual aides, including video recordings, related to identification of easements and other site information related to future development cases under their consideration.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 6:56 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [25-530](#)

Consider approval of the June 23, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Trapp, seconded by Alternate Commissioner Banks, that the minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, and Alternate Commissioner Banks

D. PUBLIC HEARING

D.1 [25-SP-03](#)

Conduct a public hearing and consider the request for a Detailed Site Plan, including Special Exceptions, for an office/warehouse development on approximately 9.44 acres located at 2271 Morgan Parkway; and take appropriate action.

Mr. Campbell gave a presentation regarding the proposed development.

Ms. Payton Schwarz with Kimley-Horn, 8177 Midtown Boulevard, Dallas, representing the applicant was available to answer questions.

Mr. George Billingsley with Billingsley Company, 5369 Norma Drive, Dallas, representing the applicant, was also available to answer questions.

Mr. Campbell, Ms. Schwarz and Mr. Billingsley answered questions and addressed comments from the Commissioners regarding: whether the applicant was permitted to utilize the Texas Department of Transportation (TxDOT) easement related to the proposed development; confirmation regarding the requirement to plant a landscape berm, including why the applicant was requesting a special exception to not do so and whether shrubs could be planted in place of the berm; confirmation regarding the type of shrubbery to be planted adjacent to Interstate 35 (IH-35E); confirmation regarding the location of glazing on the building; whether a tenant for the proposed development was confirmed; and whether the applicant was amenable to providing additional landscaping along the proposed hike and bike trail adjacent to the Morgan Parkway.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Sultzbaugh, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval with the condition that additional landscaping be provided along the hike and bike trail where possible in order to provide shade. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, and Alternate Commissioner Banks

Chair Raley asked when this case would be considered by City Council. Mr. Campbell stated at their August 19, 2025 meeting.

D.2 **25-ZA-07**

Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 7.48 acres located at 2665-2775 Villa Creek Drive within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed development.

Mr. Mangum answered questions and addressed comments from the Commissioners regarding: whether it was typical in cases such as this one to amend the site plan approval process and whether staff deemed this appropriate; clarification regarding the location of the subject property; and what triggered the requirements for a Traffic Impact Analysis (TIA), including whether the determination by Public Works that the existing office use generates more traffic is based on the assumption that the building is at full capacity.

Hearing no further questions or comments from the Commissioners, Chair Raley

opened the public hearing.

Mr. Jim Trainor, 350 Maple Avenue, Dallas, representing the applicant, was available to answer questions.

Mr. Sony David with Langan Engineers, 299 Olympus Boulevard, Dallas, presenting the applicant, was also available to answer questions.

Mr. Trainor and Mr. David answered questions and addressed comments from the Commissioners regarding :potential issues regarding truck traffic within the area; whether any tenants for the proposed development were confirmed, including the total number desired by the applicant; the type of building finish out proposed by the applicant; potential issues regarding noise and light pollution; whether the City maintained the existing drainage easement located on the northern side of the subject property; the aesthetic benefits of the landscaping proposed adjacent to the fence; whether limitations of hours of operations would impact the applicant's ability to secure tenants for the development pending approval; whether landscape screening would prove more aesthetically pleasing versus the proposed fence; and whether the fence would properly secure the subject property.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for any public comment regarding this agenda item.

Ms. Barbara Leedy, 2803 Sunny Hill Lane, Farmers Branch, spoke in opposition to the proposed development.

Ms. Denna Stepaniak, 2752 Bay Meadow Court, Farmers Branch, spoke in opposition to the proposed development.

Ms. John Stepaniak, 2752 Bay Meadow Court, Farmers Branch, spoke in opposition to the proposed development.

Mr. Josh Kuhlmann, 2885 Meadow Port Drive, Farmers Branch, spoke in opposition to the proposed development.

Ms. Elizabeth Kuhlmann, 2885 Meadow Port Drive, Farmers Branch, spoke in opposition to the proposed development.

Vice-Chair Miller asked the applicant to discuss potential solutions regarding abatement of noise and light pollution.

Commissioner Kirby asked whether the applicant had assurance that no potential future tenants of the development would use 18-wheeled trucks related to business operations.

Commissioner Froehlich asked staff to explain the purpose of the Farmers Branch 2045 Plan related to the proposed development.

Commissioner Kirby asked City Attorney about the purview of the Commission regarding taxes related to the proposed development.

After much discussion, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Froehlich, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Zoning Amendment be recommended for approval subject to the following conditions: additional screening be provided related to light and noise abatement; additional information be provided on the types of vehicles that will occupy the site and traffic ingress and egress of the subject property; The applicant reach out to neighboring residents to address concerns related to the proposed development; and that hours of operation be defined . The motion carried by the following vote:

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, and Alternate Commissioner Banks

Nay: 1 – Commissioner Trapp

Chair Raley asked when this case would be considered by City Council. Mr. Mangum stated at their August 19, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 8:32 PM.

Chair

City Administration