



SUMMARY MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: October 6, 2014

SUBJECT: MBP West, Lot, Block A – Plat Approval and Approval of Resolution No. 2014-077 for the Developer’s Contract and Water Line Easement Acceptance

MCO1 Land, Ltd is the owner of a 15.156 acre tract of land located on the south line of Wittington Place approximately 289 feet west of Senlac Drive. The property is presently part of a Block D, Westside Addition Section 1 and the owners are requesting to re-plat their property as MBP West, Lot 1, Block A.

Building improvements are presently under construction and will be leased to Monitronics who presently headquarter at another location in Farmers Branch.

The final plat of MBP West, Lot 1, Block A was approved by the Planning and Zoning Commission on September 8th, 2014.

A developer's contract associated with this final plat is necessary to provide for the future construction of certain improvements related to the development, including a public pedestrian trail, and funding for future traffic signalization at Wittington Place and Luna Road. The developer's contract also includes open space maintenance provisions for adjacent lands under the jurisdiction of Valwood Improvement Authority.

An offsite water line easement is required for the installation of a water line that will serve the property. An easement document for the water line utility has been executed and is being donated to the City by the adjacent property owner, Mercer Crossing Land, Ltd.

Resolution No. 2014-077 approves the developer’s contract with MCO1 Land Ltd and authorizes acceptance of the water line easement.

Possible Council Action:

- 1) I move to approve the plat of MBP West, Lot 1, Block A and to approve Resolution No. 2014-077 authorizing the City Manager to execute a Developer's Contract and authorizing acceptance of an offsite water line easement for said development.
- 2) I move to approve the plat of MBP West, Lot 1, Block A and to approve Resolution No. 2014-077 authorizing the City Manager to execute a Developer's Contract and authorizing acceptance of an offsite water line easement for said development, with modifications.
- 3) I move to table the item or take no action.