

STAFF REPORT

Case Number: 16-PL-01

Request: Final Plat Approval for Lake At Mercer Crossing, Lot 1 and 2, Block A

Location: South of LBJ Freeway, East of Luna, North of Crown Drive, West of BNSF Railroad Right of Way

Area: 46.882 acres

Petitioner: Transcontinental Realty Investors, Inc. and Continental Common, Inc.

Transcontinental Realty Investors, Inc. and Continental Common, Inc. are the owners of a 46.882 acre tract of land located east of Luna Road, south of IH 635, with frontage on Crown Drive at Mathis Street. The property includes Trinity South Addition, platted in 2011, and also includes approximately 40 acres of previously un-platted land to the north.

The owners desire to re-plat the property as Lake At Mercer Crossing, Lot 1 and 2, Block A, for the purpose of creating a water feature as an amenity for future surrounding mixed commercial and multi-family development. Maintenance of the lake and surrounding land within this proposed final plat will be the responsibility of the Mercer Crossing Commercial Association, Inc.

The proposed final plat of Lake At Mercer Crossing, Lot 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.