

STAFF REPORT

Case Number: 16-PL-06

Request: Final Plat Approval for Mercer Business Park East No.3

Address: 2250 Morgan Parkway

Lot Size: 21.316 acres

Petitioner: MCI3 Land, LTD. and Mercer Crossing Industrial Land, LTD.

MCI3 Land, Ltd. and Mercer Crossing Industrial Land, Ltd. are the owners of a 21.316 acre tract of land located on the south side of Morgan Parkway, between IH35E and the BNSF railroad right of way. The property is presently part of Block B, Westside Addition, Section 2, platted in 2006 in Farmers Branch, and is also part of land under the same ownership within the city limits of Dallas.

The owners desire to plat the property in both cities as Mercer Business Park East No.3, Lot 1C, Block A/6576. The proposed plat will be dedicated to and approved by both the City of Farmers Branch and the City of Dallas. Although the property will be addressed in Farmers Branch as 2250 Morgan Parkway, it will also have frontage on Mustang Road, a street located in the City of Dallas, part of which is being dedicated on this proposed final plat.

The plat encompasses a total of 21.316 acres with 10.214 acres in Farmers Branch and 9.812 acres within the Dallas city limits.

In order to meet the approval of both cities, the plat had to be reviewed by both the City of Dallas and the City of Farmers Branch. The City of Dallas completed its review and is awaiting final plat approval by Farmers Branch.

This re-plat requires a public hearing but does not require public notice to be mailed or published.