



## Legislation Text

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File #: TMP-2123, Version: 1

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**Conduct a Public Hearing and consider a request for replat approval of Mercer Business Park East No.3, Lot 1C, Block A/6576 located within the city limits of both Dallas and Farmers Branch; and take appropriate action.**

### BACKGROUND:

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.

### DISCUSSION:

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 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 replat.

The proposed replat of Mercer Business Park East No.3, Lot 1C, Block A/6576 was approved by the Planning and Zoning Commission on March 27, 2017. In order to meet the approval of both cities, the plat had to be reviewed by the City of Dallas and the City of Farmers Branch. The City of Dallas completed its review and is awaiting replat approval by Farmers Branch.

The proposed replat of Mercer Business Park East No.3, Lot 1C, Block A/6576 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.

### RECOMMENDATION:

On March 27<sup>th</sup> the Planning and Zoning Commission voted unanimously to recommend approval of the replat known as Mercer Business Park East No.3, Lot 1C, Block A/6576.

### POSSIBLE COUNCIL ACTION:

1. I move to approve the replat of Mercer Business Park East No.3, Lot 1C, Block A/6576.
2. I move to approve the replat of Mercer Business Park East No.3, Lot 1C, Block A/6576 with modifications.
3. I move to table the issue for further study or take no action.

### ATTACHMENTS:

1. Location Map
2. Replat of Mercer Business Park East No.3, Lot 1C, Block A/6576