





December 11, 2013

STAFF REPORT

RE: REPLAT/Beltway-Quorum Lots  
2A, 3A and 4, Block A

LOCATION: Three lots totaling 6.5422 acres  
generally at the northeast corner  
of Belt Line Road and Addison  
Road

REQUEST: Approval of a final replat

APPLICANT: Beltway Commercial real Estate,  
represented by Ms. Alison Potter  
of Piburn and Carson

DISCUSSION:

Background. This replat supports the redevelopment of the 6.5422 acres so that a new lot can be created for a proposed Home2 Suites by Hilton (Case 1677-SUP). In order for Lot 3A to be created, the developer will replace some parking on the east side of the hotel site with a newly-created parking lot on the south side of the site. The hotel developer has been working with the applicant on the engineering and civil work required to replat the property.

Infrastructure Services and Support Review. The plat is labeled as a preliminary plat. In some instances, such as in a residential subdivision, a preliminary plat is necessary to work out all drainage easements and rights-of-way. A Preliminary Plat has to go through the same 45-day process as a Final Plat, which means staff review and review by P&Z and Council.

In some instances, the plat is not complex enough to have to take through the Preliminary Plat process and then back through the Final Plat process. Infrastructure Support and Services has reviewed the proposed plat and believes it is not necessary to go through the Preliminary Plat, and recommends the plat be relabeled as a Final Replat.

RECOMMENDATION:

Staff recommends approval of the proposed replat subject to the following condition:

1. The plat should be relabeled from a Preliminary Replat to a Final Replat.

Respectfully submitted,

A handwritten signature in black ink that reads "CMORAN". The letters are stylized and connected.

Carmen Moran  
Director of Development Services

FINAL REPLAT/Beltway-Quorum Lots 2A, 3A and 4, Block A  
December 20, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2013, voted to recommend approval of the request for approval of a final replat for Beltway-Quorum Lots 2A, 3A and 4, Block A, subject to the following condition:

1. The plat should be relabeled from a Preliminary Replat to a Final Replat.

Voting Aye: Doherty, Groce, Oliver, Stockard, Wheeler

Voting Nay: None

Absent: Hewitt, Hughes