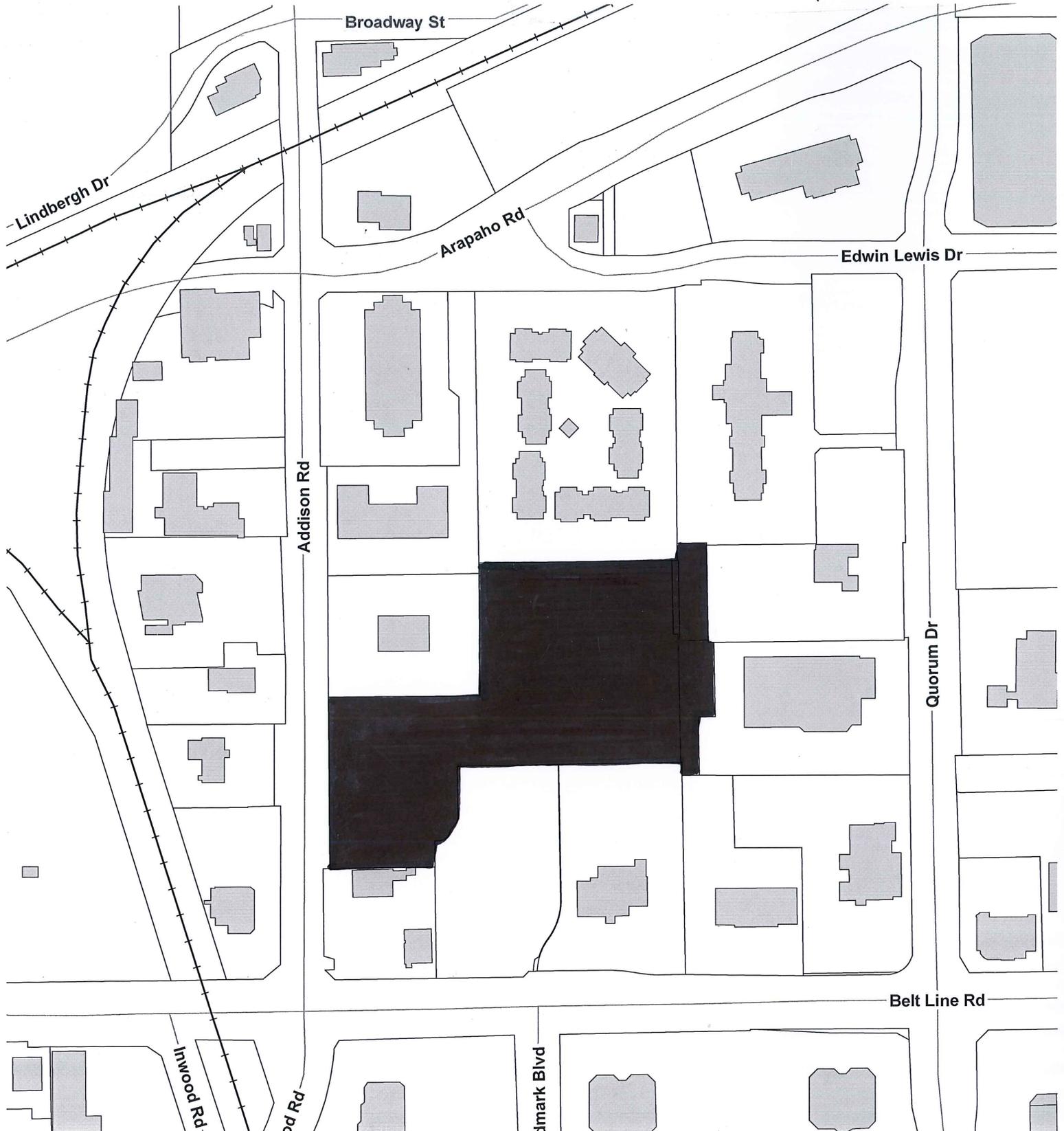


REPLAT/Beltway Quorum Addition Lots 3A1 and 4A, Block A

REPLAT/Beltway Quorum Addition Lots 3A1 and 4A, Block A. Presentation, discussion and consideration of a recommendation regarding a replat for two lots totaling 4.5442 acres located generally at the northeast corner of Belt line Road and Addison Road, on application from Magnolia Lodging Development, represented by Mr. John Reiersen.





March 13, 2015

STAFF REPORT

RE: REPLAT/ Beltway Quorum
Addition Lots 3A1 and 4A, Block
A

LOCATION: Generally located the northeast
corner of Belt Line Road and
Addison Road

REQUEST: Approval of a replat

APPLICANT: Magnolia Lodging Development,
represented by Mr. John
Reierson.

DISCUSSION:

Background. This replat is in conjunction with the Home2 Suites hotel that was approved in 2013. The property was replatted early last year in anticipation of the development, however, now that the construction documents are complete and there is more clarity on exactly where the structures and utility lines are going to be located, adjustments are needed for certain easements.

Engineering Review. The replat has been reviewed by Town staff and found to be in compliance with all requirements. In order to approve the replat, Council will need to abandon the Town's interest in an area currently included as part of a utility easement (the hatched area on the plat document). There are no utilities within that area now, nor will there be any need for utilities within that area in the future to service this development, so there is no reason to preserve our interest in the easement. This is a procedural step that will be approved concurrently by the Council when this replat is considered at the next Council meeting.

RECOMMENDATION:

Staff recommends approval of the proposed replat subject to no conditions.

REPLAT/Beltway Quorum Addition Lots 3A1 and 4A, Block A
March 18, 2015

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 17, 2015, voted to recommend approval of a replat for two lots totaling 4.5442 acres located generally at the northeast corner of Belt line Road and Addison Road, subject to no conditions:

Voting Aye: Groce, Morgan, Oliver, Robbins, Robinson, Smith, Wheeler

Voting Nay: none

Absent: none