



DEVELOPMENT SERVICES

(972) 450-2880 Fax: (972) 450-2837

16801 Westgrove

Post Office Box 9010 Addison, Texas 75001-9010

August 14, 2007

STAFF REPORT

RE: FINAL PLAT/Beltway Office Park,
Lot 4R

LOCATION: One lot on 2.275 acres in a Local
retail district at 4400 Belt Line
Road (formerly On the Border
Restaurant)

REQUEST: Approval of a final plat

APPLICANT: McInnis Land Consultants,
represented by Mr. Josh Lambert

DISCUSSION:

Background. This site was originally developed in the 1970s. It has been several restaurants through the years, but it was most recently the On the Border Restaurant. On the Border recently built a new restaurant to the east on Belt Line, and the building that formerly housed the restaurant has been torn down.

At this point, the owners would like to redevelop the site with a Staples Office Supply store. When the owners were doing the drawings for a building permit, they discovered that the restaurant was actually built on two separate lots. The original restaurant was built prior to the staff requiring a plat for the issuance of a building permit, so the staff was not aware that the building was on two lots. The applicant seeks to plat the two lots into one lot so as to construct a Staples store.

Public Works Review. Public Works reviewed the proposed plat and notes the following:

1. The legal description needs to be revised to an owner's certificate.
2. In the legal description, the page reference for Victoria Station Addition does not match the face of the plat and the title block. Please verify.
3. A reference to Lot 2, Beltway Office Park, Tract III, V. 81087, P. 2713 needs to be added to the legal description.