

## STAFF REPORT

**Case No.:** 24-PL-01

**Request:** Consider the request for replat approval of Royal Hospitality Addition, Block A, Lots 1R and 2R, located at 12099 Luna Road; and take appropriate action.

**Applicant:** Blaze Bownds, Kimley-Horn and Associates

**Planning & Zoning Commission Meeting:** May 13, 2024

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### Summary:

The applicant proposes to replat two existing lots totaling 6.02 acres within Block A of the Royal Hospitality Addition, located west of Luna Road and south of Mercer Parkway. Lot 1 is currently owned by Roers Farmers Branch Apartments, LLC and Lot 2 is owned by Highness Hospitality, LLC. The applicant proposes to replat both lots to abandon existing easements that are no longer needed, and to dedicate new easements needed for a proposed multifamily development on Lot 1.

### Site History:

The subject property is zoned Planned Development District No. 88 (PD-88). On January 17, 2023, City Council approved a detailed site plan for multifamily development with ground-floor retail on Lot 1 (Res. 2023-007). An amendment to this site plan was administratively on June 28, 2023. On January 23, 2024, City Council approved a zoning amendment for multifamily development on Lot 2, replacing a previously-approved plan for hotel development on this tract (Ord. 3838).

### Proposed Replat:

The original plat for Royal Hospitality Addition, Block A, Lots 1 and 2 was approved in February 2016, including dedication of easements related to the previous hotel and multifamily plans that are no longer valid. The applicant proposes to replat both lots to remove these unnecessary easements, including a water easement, cross access easement, and private drainage easement.

The proposed replat also includes dedication of new utility easements necessary for the approved multifamily development on Lot 1. This includes a variable-width water easement and a 15-foot public access easement needed for a sidewalk along the eastern property boundary. A mutual access and drainage easement was filed by separate instrument, allowing for shared access between the two lots. The easements necessary for Lot 2 will be dedicated later at the time of development, either through replat or by separate instrument.

### Recommendation:

The proposed replat is consistent with the Texas Local Government Code, the City's platting requirements, and the approved Detailed Site Plan for this property. Staff recommends **approval** of the proposed replat of Lots 1R and 2R, Block A, Royal Hospitality Addition.