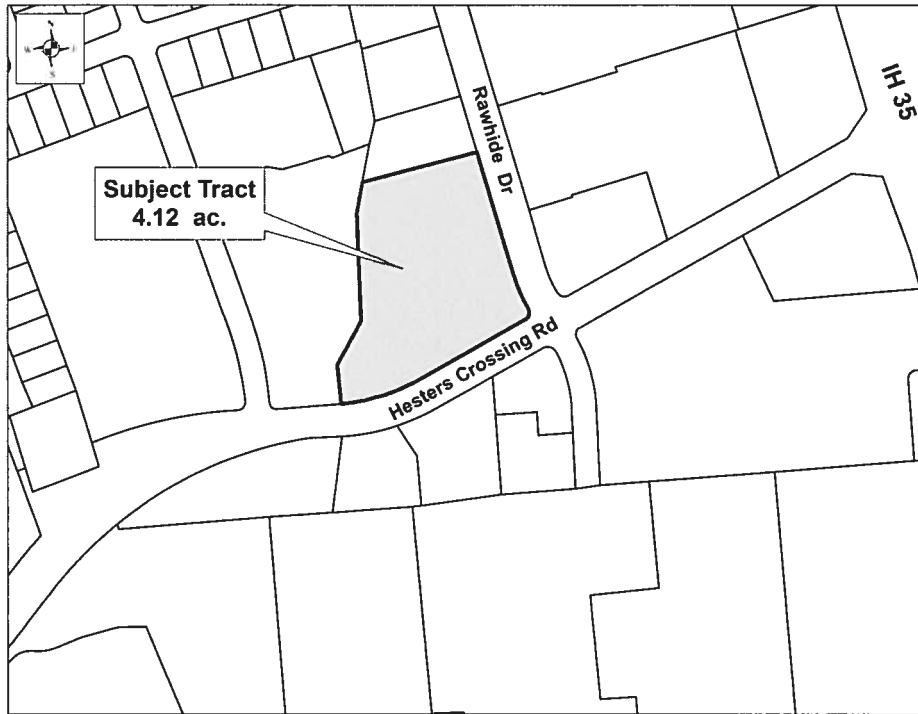


Four Points by Sheraton
CONCEPT PLAN CP1801-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Concept Plan to subdivide one commercial lot into two lots.

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 4.12 acres out of the Jacob M. Harrell League, Abstract No. 284

CURRENT USE OF PROPERTY: Undeveloped Commercial Lot

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Daycare - Zoned C-1 (General Commercial)

South: Professional Offices - Zoned C-1 (General Commercial)

East: Commercial Shopping Center - Zoned C-1 (General Commercial)

West: Multifamily Residential - Zoned MF-2 (Multi-Family)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	4.06
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	1	0.06
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	3	4.12

Owner:
K Hotels & Resorts LLC
Moez Maredia
6161 Savory Dr., Ste. 1132
Houston, TX 77036

Agent
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

**Four Points by Sheraton
CONCEPT PLAN CP1801-001**

DATE OF REVIEW: February 21, 2018

LOCATION: 400 Hesters Crossing Road (NW corner of Rawhide Dr. and Hesters Crossing Rd).

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right.

Traffic, Access and Roads:

A Traffic Impact Analysis (TIA) is not required since right-of-way is being dedicated along Hesters Crossing Road to accommodate a deceleration lane, which will be constructed by the applicant. Additional right-of-way will not be required along Rawhide Drive.

Water and Wastewater Service:

Water and wastewater will be provided by the City. The property will connect to an existing water line to the east and south along Hesters Crossing Road and Rawhide Drive. Wastewater will be connected to an existing 8-inch public wastewater line located along the west property line of the property. It is the applicant's intent to serve both proposed lots from the existing line by two separate connections.

Drainage:

This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this concept plan. Storm water will be captured by curb inlets and conveyed appropriately.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to final plat recordation, include a note stating "R.O.W to be dedicated to the City of Round Rock."
2. Prior to final plat recordation, include an iron set in the two locations identified by staff to define the R.O.W property lines.

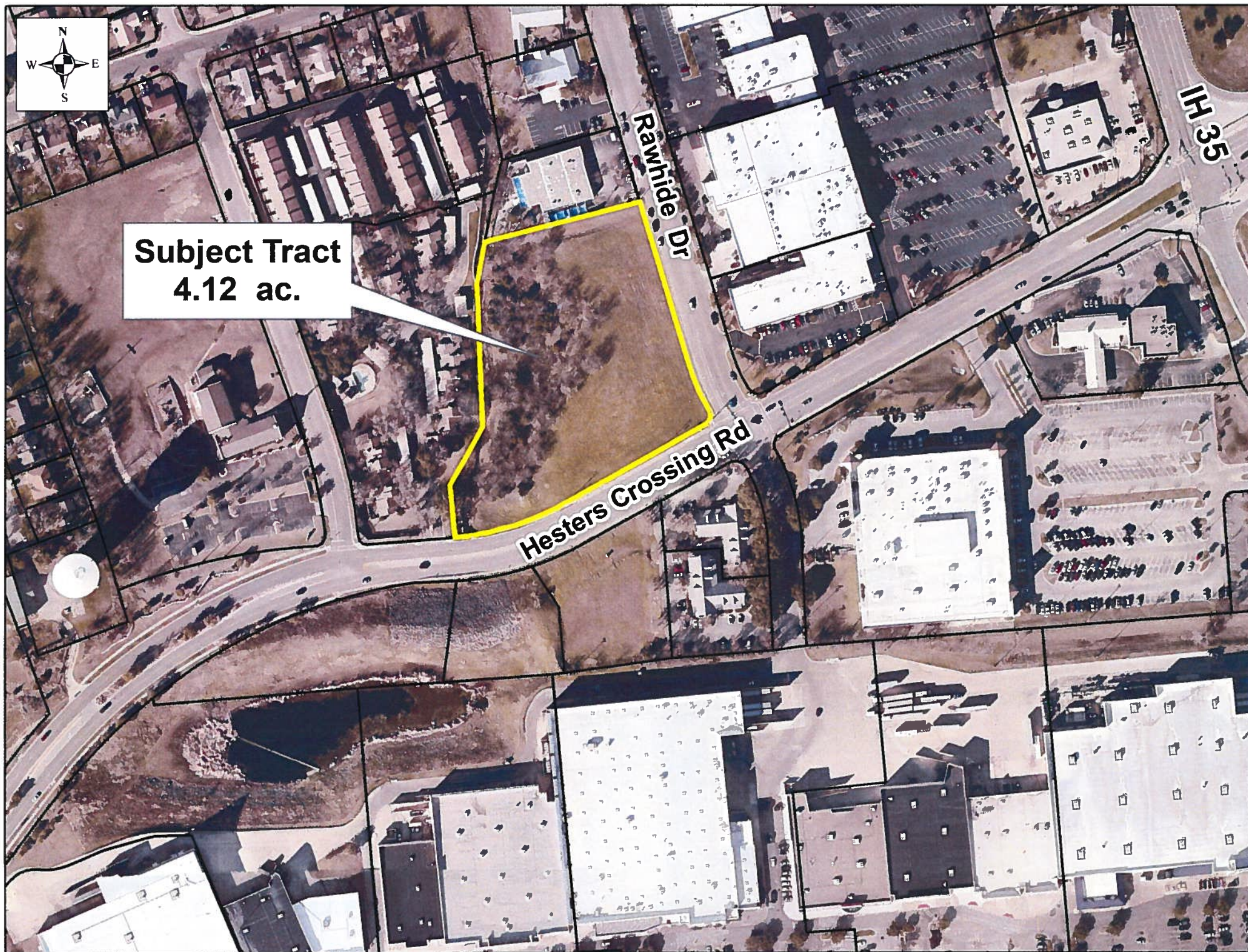


Subject Tract
4.12 ac.

Rawhide Dr

Hesters Crossing Rd

IH 35



STATE PLANE COORD.
N(Y): 10151358.30
E(X): 3131937.32
ELEV(Z): 787.49

LOT 1
CHISHOLM VALLEY SOUTH SECTION 12
(F/358, P.R.W.C.T.)

COMPUTED POINT
(FLOODED AT TIME
OF SURVEY)
N11°00'00"E
62.44'
(N11°00'00"E
(62.44'))

COMPUTED POINT
(FLOODED AT TIME
OF SURVEY)

APPROX. LOCATION
CITY OF ROUND ROCK
1X ULTIMATE FLOODPLAIN

LOT 1
CHISHOLM VALLEY
SOUTH SECTION 7
(E/125, P.R.W.C.T.)

PROP. 15'
WASTEWATER ESMT.

PROP. 15'
DRAINAGE &
STORM SEWER ESMT.

D.E. (2004058296)
(O.P.R.W.C.T.)

STATE PLANE COORD.
N(Y): 10150756.44
E(X): 3131608.90
ELEV(Z): 793.90

LOT 2
3.1050 ACRES
135,255 SQ.FT.

LOT 1
0.9529 ACRE
41,507 SQ.FT.

LOT 3
0.0619 ACRE
2,695 SQ.FT.
R.O.W. HERE BY DEDICATED

HESTERS CROSSING RD.
(80' R.O.W.)

RANMIDE DRIVE
(60' R.O.W.)

ORIGINAL SURVEY CORNER

SCALE: 1"=100'

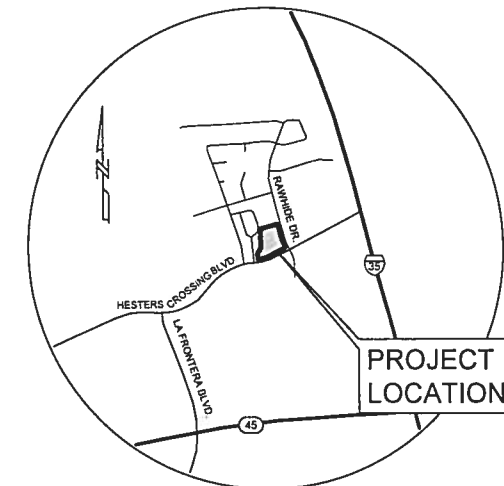
HORIZONTAL SCALE

0 50 100 200

LINE	BEARING	LENGTH
L1	S26° 44' 02"E	11.40'
L2	S61° 30' 50"W	53.92'
L3	S61° 30' 50"W	141.66'
L4	S72° 30' 51"W	62.32'

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. NO PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

○	1/2" IRON ROD SET	---	R.O.W. LINE
●	1/2" IRON ROD FOUND	=====	PROPERTY BOUNDARY
● CORR	IRON ROD FOUND WITH	-----	RIGHT-OF-WAY TIE LINE
	ALUMINUM CAP STAMPED "C.O.R.R."	---	EASEMENT AND BUILDING
■	CONCRETE MONUMENT FOUND	---	SETBACK LINE
⊗	X CUT FOUND IN CONCRETE		
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING		WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
BM	BENCHMARK		WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS
	CITY OF ROUND ROCK		
	1% ULTIMATE FLOODPLAIN		



LOCATION MAP
N.T.S.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



WATSON SURVEYING
9501 CAP OF TEX HWY, #303
AUSTIN, TEXAS 78759
PHONE (512) 346-8566

CONCEPT PLAN OF:
FOUR POINTS BY SHERATON

RECEIVED

FEB 13 2018

CITY OF ROUND ROCK
PLANNING DEPARTMENT