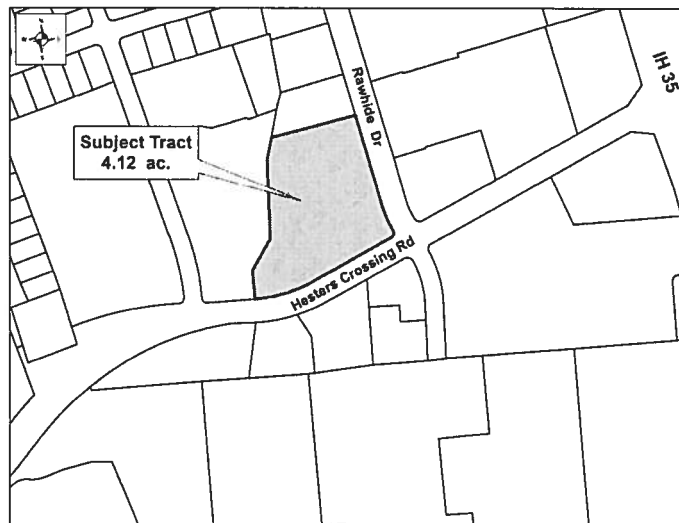


**Four Points by Sheraton Subdivision
PRELIM PLAT PP1804-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to subdivide one (1) lot into two (2) lots

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

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

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Daycare (C-1 Zone)
 South: Offices (C-1 Zone)
 East: Commercial center (C-1 Zone)
 West: Condominiums (MF-2 Zone)

PROPOSED LAND USE:

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

Owner:
 K HOTELS & RESORTS LLC
 Moez Makedia
 6161 Savory Dr., Ste. 1132
 Houston, TX 77036

Agent:
 Waeltz & Prete, Inc.
 Antonio A. Prete
 211 N. A.W. Grimes Blvd.
 Round Rock, TX 78665

**Four Points by Sheraton Subdivision
PRELIMINARY PLAT PP1804-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on February 21, 2018.

DATE OF REVIEW: May 16, 2018

LOCATION: Northwest 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 C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the approved Concept Plan.

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. 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. Revise plat note number 3 to read as follows: "A portion of this tract is encroached by the ultimate 1% chance annual floodplain. 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."

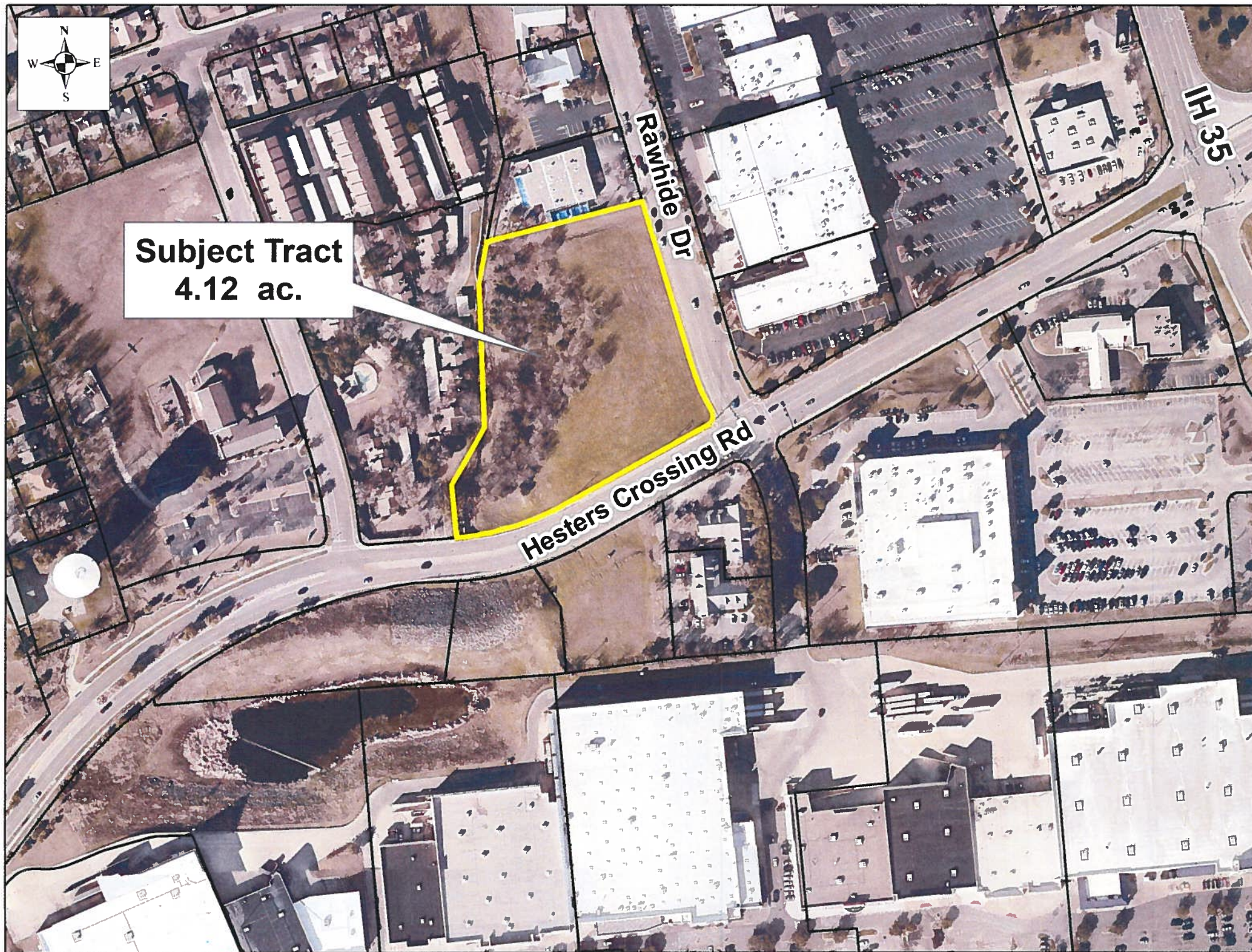


Subject Tract
4.12 ac.

Rawhide Dr

Hesters Crossing Rd

IH 35

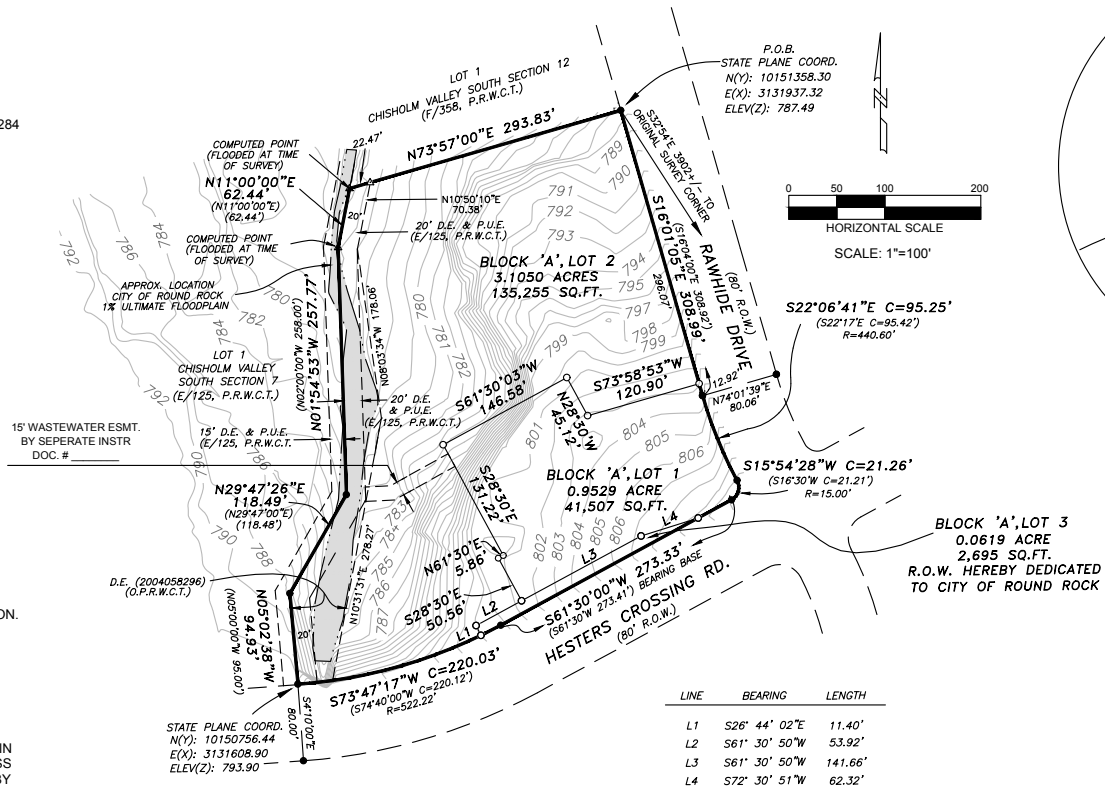


BENCHMARK DESCRIPTION
AND ELEVATION:













ELEVATIONS ARE BASED ON CITY OF
ROUND ROCK GPS POINT#GPS-01-001
WITH AN ELEVATION OF 857.557'
(NAVD 1988). PERMANENT BENCHMARK
WILL BE PLACED DURING CONSTRUCTION.

PLAT NOTES:

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 ENCREACHED 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 AND DEDICATED R.O.W. SHOWN HEREON.
7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION DATED FEBRUARY 21, 2018.



LEGEND

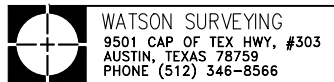
| | | | |
|---|---------------------------------|---|--------------------------|
|  | 1/2" IRON ROD SET |  | R.O.W. LINE |
|  | 1/2" IRON ROD FOUND |  | PROPERTY BOUNDARY |
|  | IRON ROD FOUND WITH |  | RIGHT-OF-WAY TIE LINE |
|  | ALUMINUM CAP STAMPED "C.O.R.R." |  | EASEMENT AND BUILDING |
|  | CONCRETE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

ENGINEER:



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

SURVEYOR:



PRELIMINARY PLAT
FOUR POINTS BY SHERATON SUBDIVISION

PP1804-002