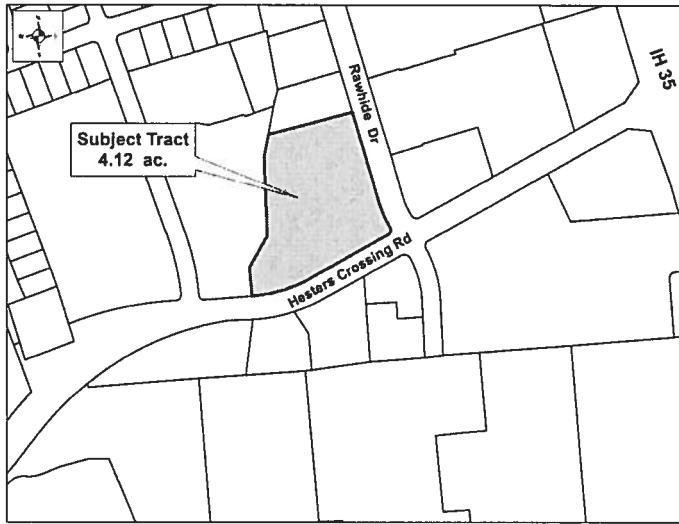


**Four Points by Sheraton Subdivision**  
**PRELIM PLAT PP1804-002**



**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
<b>TOTALS:</b>	<b>3</b>	<b>4.12</b>

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

**Agent:**  
 Waeltz & Prete, Inc.  
 Antonio A. Prete  
 211 N. A.W. Grimes Blvd.

Houston, TX 77036

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."

