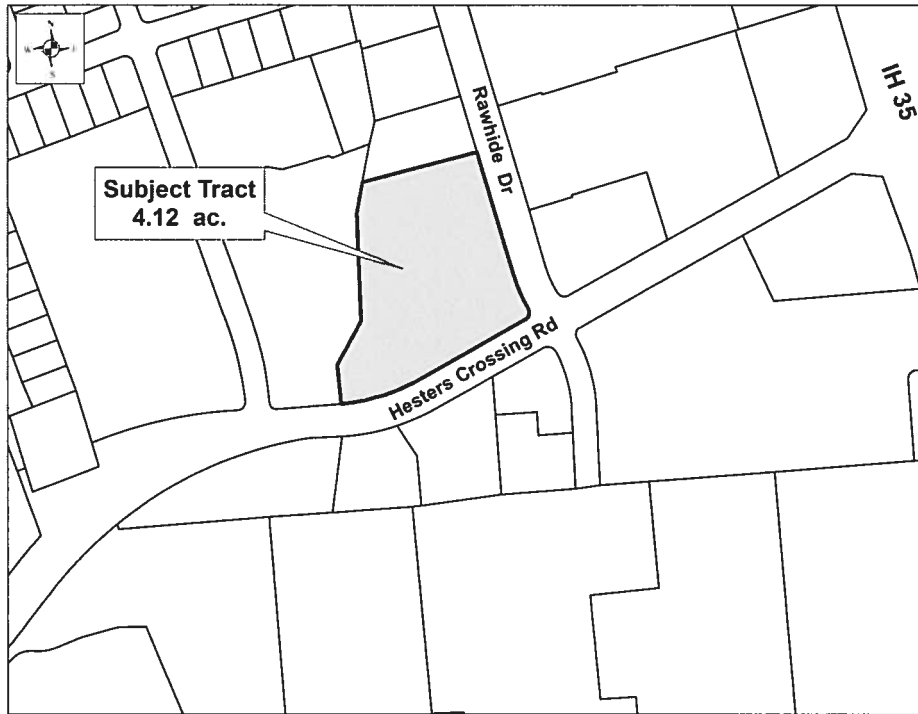


Four Points by Sheraton
CONCEPT PLAN CP1801-001



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

