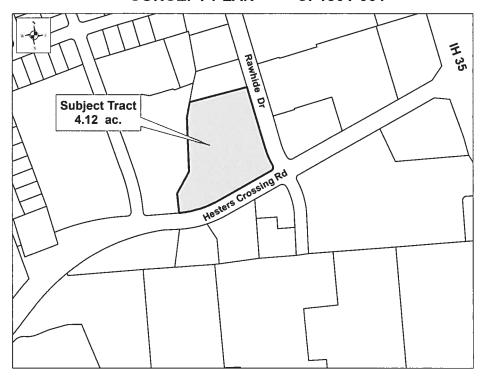
Four Points by Sheraton CONCEPT PLAN CP1801-001



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:

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

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

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.

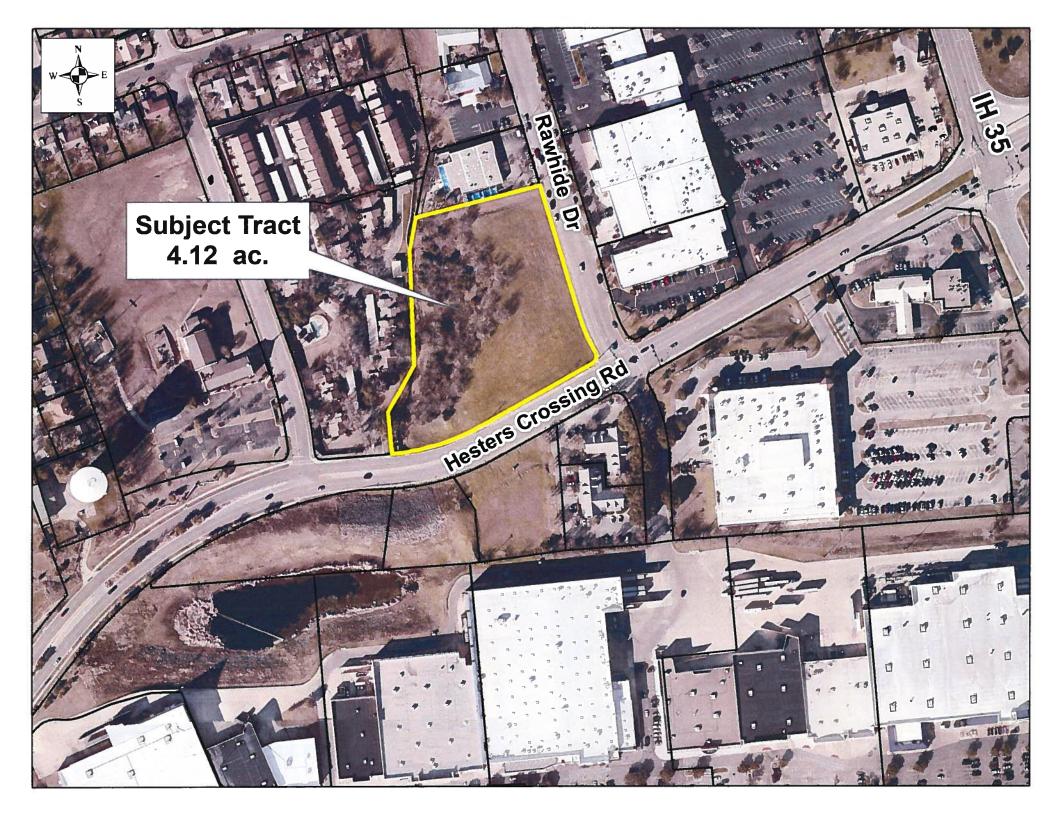
Drainage:

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.



CONCEPT PLAN OF:

FOUR POINTS BY SHERATON

OWNER:

K HOTELS & RESORTS LLC WELLS FARGO TOWER 6161 SAVOY DRIVE, SUITE 1132 HOUSTON TEXAS 77036

ACREAGE:

4.1197 ACRES

PATENT SURVEY:

JACOB M. HARRELL LEAGUE, ABTRACT 284

NUMBER OF BLOCKS:

ACREAGE BY LOT TYPE:

4.0579 - DEVELOPEMENT 0.0619 - RIGHT-OF-WAY

NUMBER OF LOTS BY TYPE:

2 - DEVELOPMENT 1 - RIGHT-OF-WAY

LINEAR FEET OF NEW STREETS:

SUBMITTAL DATE

JANUARY 23, 2018

DATE OF PLANNING AND ZONING FEBRUARY 21, 2018 COMMISSION REVIEW:

ENGINEER:

ANTONIO A. PRETE P.E. WAELTZ & PRETE, INC. 3000 JOE DIMAGGIO BLVD, #72 **ROUND ROCK, TEXAS 78665**

SURVEYOR:

STUART WATSON, RPLS #4550

WATSON SURVEYING

AUSTIN, TEXAS 78759

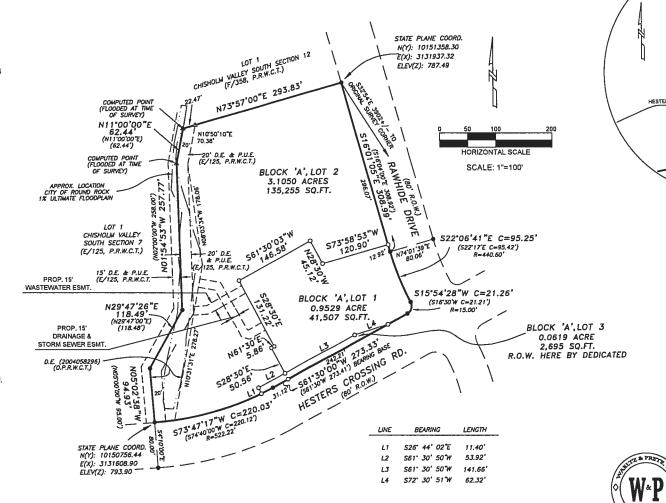
BENCHMARK DESCRIPTION

AND ELEVATION:

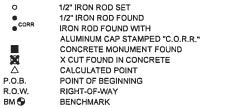
ELEVATIONS ARE BASED ON CITY OF ROUND ROCK GPS POINT#GPS-01-001 WITH AN ELEVATION OF 857.557' (NAVD 1988). PERMANENT BENCHMARK WILL BE PLACED DURING CONSTRUCTION.

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 ENCROACHED 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
- 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
- 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
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN



LEGEND



CITY OF ROUND ROCK 1% ULTIMATE FLOODPLAIN R.O.W. LINE PROPERTY BOUNDARY RIGHT-OF-WAY TIE LINE

EASEMENT AND BUILDING SETBACK LINE

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY, TEXAS

SURVEYOR:

PH (512) 505-8953

FIRM TX. REG. #F-10308

ENGINEER:

LOCATION MAP N.T.S.



WATSON SURVEYING 9501 CAP OF TEX HWY, #303 AUSTIN, TEXAS 78759

WAELTZ & PRETE, INC.

CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD, #72 ROUND ROCK, TX. 78665

PROJECT

LOCATION

CONCEPT PLAN OF: CITY OF ROUND ROCK FOUR POINTS BY SHERATON PLANNING DEPARTMENT

RECEIVED

F4B 13 2018