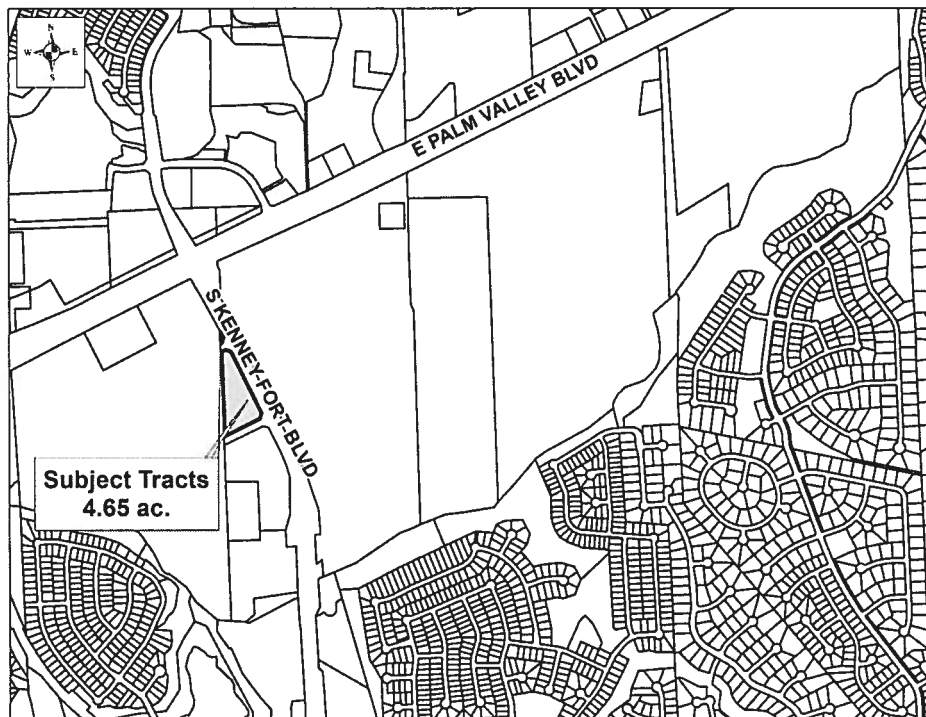


Kenney Fort Commercial - Rezoning
ZONING ZON1802-005



CASE PLANNER: Brad Dushkin

REQUEST: Rezone the property from PUD #91 (Bison) to C-1a (General Commercial - Limited)

ZONING AT TIME OF APPLICATION: PUD #91 (Bison)

DESCRIPTION: 4.65 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial/Multifamily

ADJACENT LAND USE:

North: South Kenney Fort Blvd. right-of-way and undeveloped, agriculture across - proposed Kalahari PUD

South: Undeveloped - proposed Kalahari Commercial PUD

East: South Kenney Fort Blvd. right-of-way and undeveloped, agriculture across - proposed Kalahari PUD

West: Undeveloped - zoned Business Park

PROPOSED LAND USE: General Commercial - Limited

TOTAL ACREAGE: 4.65

Owner:

City of Round Rock
Bradley Dushkin
301 W. Bagdad Ave., Ste. 210
Round Rock, TX 78664

Agent

Vining & Associates, Inc.
Joe Vining
3016 Wood Springs Ln.
Round Rock, TX 78681

**Kenney Fort Commercial
ZONING ZON1802-005**

BACKGROUND: Although these tracts are located on the west side of S. Kenney Fort Blvd., they remained part of the larger Bison property, which was annexed in 2006 and provided with AG zoning. The current zoning (PUD #91) was adopted in 2012 with the vision of developing the area into a high density, urban-style mixed-use center. Permitted land uses include retail, office, hotels, multifamily, single-family attached dwelling units, manufacturing, and warehousing. The maximum height is 15 stories and all development was envisioned to be developed using Traditional Neighborhood Development (TND) principles, entailing buildings constructed at the front lot lines, wide sidewalks, parking in the rear, and clustering of retail and service uses to minimize vehicle trips.

The southern property is approximately 4.80 acres, but the northern property is a remnant left over from the construction of S. Kenney Fort Blvd. and is undevelopable.

The current zoning proposal will rezone the properties to C-1a (General Commercial – Limited).

DATE OF REVIEW: March 7, 2018

LOCATION: Southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd.

STAFF REVIEW AND ANALYSIS:

Rezoning Analysis:

Changing the zoning from PUD #91 (Bison) to C-1a represents a slight downzoning, as future uses will be less dense than what is permitted by the Bison PUD. However, C-1a zoning is typical for properties located at the intersection of arterial roadways, which will be the case here upon construction of the Kalahari Resort. A new minor arterial roadway called Kalahari Blvd will be built, and its intersection with S. Kenney Fort Blvd. will provide controlled access to the subject properties.

C-1a Standards:

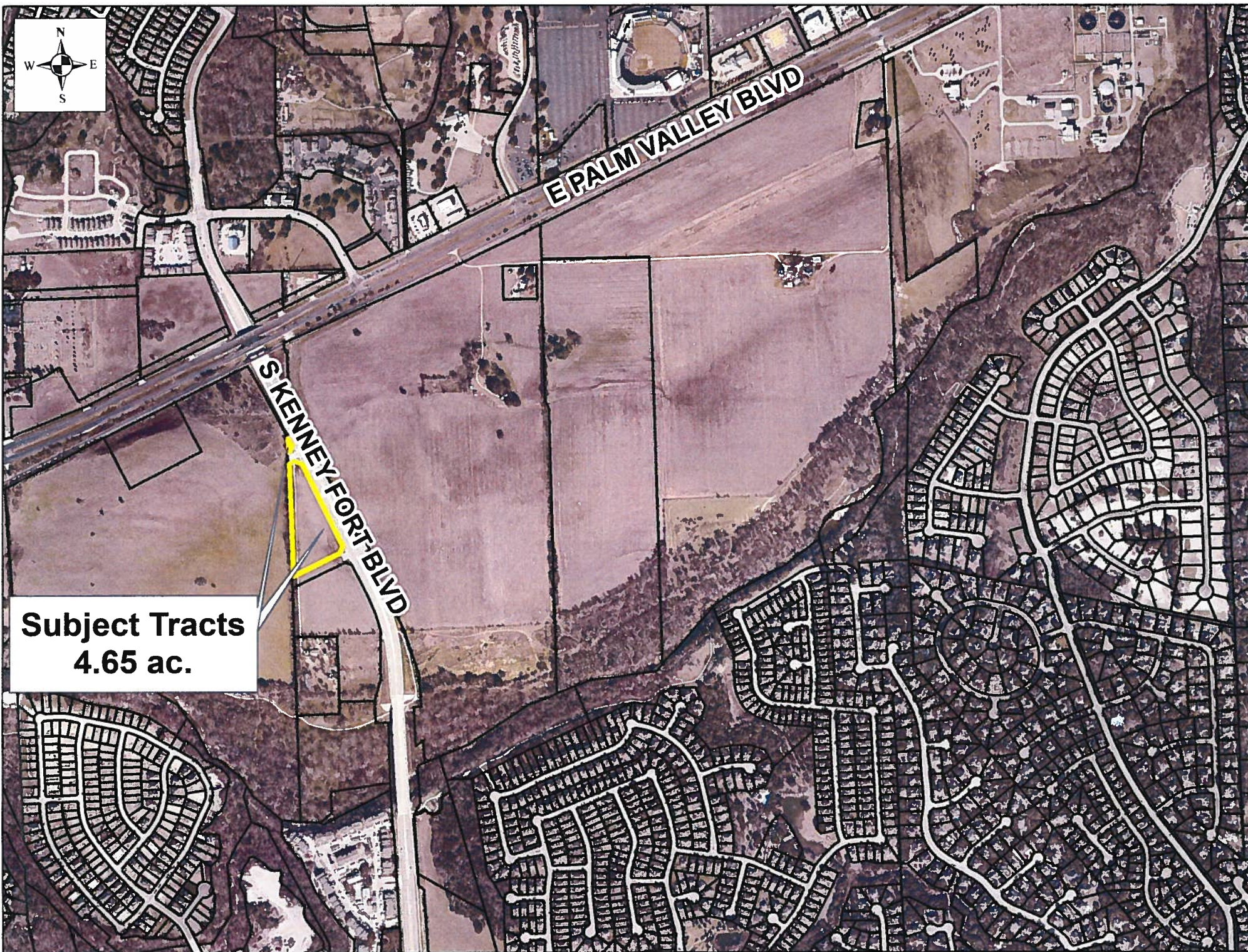
The maximum height of the C-1a district is five (5) stories and building setbacks are a minimum 15 feet from the right-of-way. At least 75% of the exterior wall finish shall be natural stone, simulated stone, brick, and stone-face or split-face concrete masonry units (which shall be installed with an ashlar pattern). The remainder may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone-face, or glass with steel framing. Buildings utilizing concrete tilt-wall construction may incorporate more stucco as a veneer. Other design and development standards are outlined in Sec. 46-142 of the Code of Ordinances.

General Plan and Zoning:

The General Plan currently designates the property for commercial/multifamily uses. The zoning proposal is in conformance with the General Plan.

RECOMMENDED MOTION:

Staff recommends approval.



Subject Tracts
4.65 ac.

E PALM VALLEY BLVD

SKENNEY-FORT BLVD