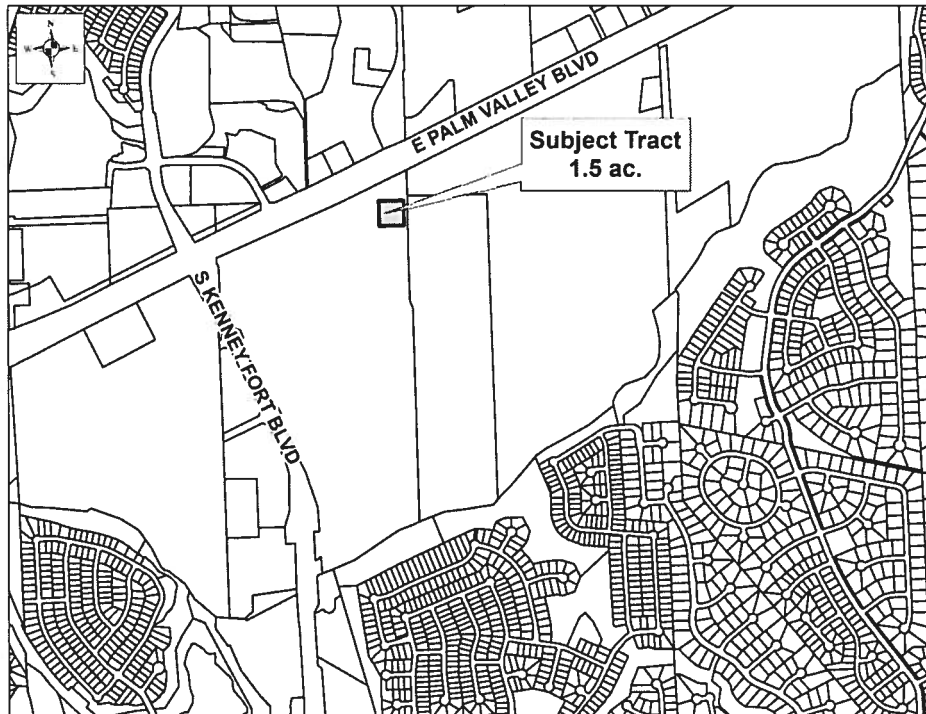


Kalahari PUD
ZONING ZON1802-006



CASE PLANNER: Brad Dushkin

REQUEST: Provide the property with Kalahari PUD zoning

ZONING AT TIME OF APPLICATION: Unzoned

DESCRIPTION: 1.50 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Office for local Kalahari operations

GENERAL PLAN LAND USE DESIGNATION: Business Park

ADJACENT LAND USE:

North: Undeveloped, agriculture, and Union Pacific Railroad right-of-way - zoned PUD #91 (Bison)

South: Undeveloped, agriculture - zoned PUD #91 (Bison)

East: Undeveloped, agriculture - zoned AG

West: Undeveloped, agriculture - zoned PUD #91 (Bison)

PROPOSED LAND USE: Resort hotel, convention center, indoor and outdoor water park, indoor and outdoor family entertainment center, and other mixed uses

TOTAL ACREAGE: 1.50

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

Kalahari PUD (Boyles Tract)
ZONING ZON1802-006

BACKGROUND: The Kalahari PUD is proposed to apply to multiple properties which have various existing zoning designations, necessitating three (3) ordinances and staff reports. This staff report applies to the 1.5 acre property known as the Boyles Tract, which is currently unzoned. The property was annexed in 2006 and never provided with a zoning designation. It served as the primary farmhouse for the owners of the surrounding agricultural land.

The current zoning proposal will rezone the property to permit Kalahari Resorts to construct a new resort hotel and convention center with indoor and outdoor water parks, an indoor and outdoor family entertainment center, employee housing, and other commercial uses which could potentially serve as local and regional attractors. City Council and Kalahari Resorts entered into a series of agreements in 2016 to bring the resort in Round Rock. The city owns the land and will own the convention center, but Kalahari will act as the master developer of the entire site.

The property was platted in 1986, and will be replatted as part of the larger Kalahari plat, which is on the meeting agenda.

DATE OF REVIEW: March 7, 2018

LOCATION: South of the intersection of Harrell Parkway and E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

PUD Uses:

Land uses permitted in the PUD include:

- Resort hotel
- Convention Center
- Indoor and outdoor water parks
- Indoor and outdoor family entertainment centers – may include such uses as arcade games, go-cart tracks, rock climbing walls, miniature golf, carnival rides, batting cages, bowling alley, trampoline park, laser tag, and a ropes course.
- Wedding venue
- Spa
- Pet resort (boarding and grooming facility)
- Restaurants/bars
- Retail sales and services, including fuel sales
- Golf entertainment venue
- Mobile food establishments
- Dormitory-style employee housing
- Hotels/motels
- Cinema
- Aquarium
- Day care
- Campgrounds

Development Standards

Kalahari PUD (Boyles Tract)
ZONING ZON1802-006

Maximum building height on the property varies with how far away from the adjacent neighborhoods a building is constructed. Buildings greater than 750 feet from the southern property line have a maximum height of 180 feet, while buildings less than 750 feet from the southern property line have a maximum height of 75 feet. This is a significant increase from base zoning standards. In the C-1a district, a 180-foot tall building would only be required to be setback approximately 210 feet from an adjacent single-family land use.

The PUD contains renderings of the proposed resort hotel and convention center which serves to demonstrate how the buildings will fulfill the design standards. In addition to the exterior wall materials permitted in the C-1a zoning district, exterior insulating finishing systems (EIFS), pre-cast concrete panels, and decorative concrete tilt-wall will be permitted. There are no limits to any particular material, which enables any material to be used on up to 100% of the total exterior wall. The applicant has stated they will use multiple materials in varying amounts, which is depicted on the attached renderings. However, these design standards will apply to other developments on the remainder of the PUD area as well, whether employee housing, a smaller hotel by a different brand, or a fast food restaurant.

Compatibility

The noise ordinance in Chapter 14 of the Code of Ordinances will apply without exception to the entire property. Additionally, no speakers used for amplified music and non-emergency messaging will be permitted within 500 feet of the southern lot line.

They typical compatibility buffer (consisting of a decorative masonry wall and large species trees) will not be required along the western two-thirds of the property due to the presence of dramatic elevation variation and existing vegetation. Requiring the buffer in this area would serve no practical purpose. The buffer will be required in the eastern portion of the property for any development built within 500 feet of the southern lot line, approximately across Brushy Creek from the Forest Grove neighborhood. Here the floodplain is much narrower and the neighborhood is at a similar elevation to the PUD area. The buffer could be waived by the Planning and Development Services director if the site plan demonstrates impacts will be negligible or if existing or proposed vegetation will provide an adequate screen. An exhibit depicting the area where the buffer is required is included in the PUD.

Traffic, Access and Roads:

A traffic impact analysis (TIA) has been completed and approved. Transportation improvements that will occur with the initial construction of the resort hotel and convention center include:

- Extension of Harrell Parkway south into the property;
- A new public minor arterial roadway called Kalahari Boulevard to connect S. Kenney Fort Blvd. and the extension of Harrell Parkway, with a traffic signal at the intersection;
- A traffic signal at the intersection of Kalahari Blvd. and S. Kenney Fort Blvd.;
- Two deceleration lanes for traffic moving east on E. Palm Valley Blvd. and turning south into the property, containing stacking space well exceeding a typical intersection;
- Two left turn lanes for westbound traffic on E. Palm Valley Blvd. at Harrell Parkway, containing stacking space well exceeding a typical intersection;
- The extension of the existing left turn lane for westbound traffic on E. Palm Valley Blvd. at the Brushy Creek Regional Wastewater Treatment Plant, containing stacking space well exceeding a typical intersection; and
- Deceleration lanes on S. Kenney Fort Blvd. at both Kalahari Blvd and at the driveway leading into the convention center.

Future transportation improvements include:

Kalahari PUD (Boyles Tract)
ZONING ZON1802-006

- A second public minor arterial roadway through the Kalahari site, named Africa Lane, which will replace the existing road at the Brushy Creek Regional Wastewater Treatment Plant on the east side of the property. The intersection of Africa Lane and E. Palm Valley Blvd. will eventually be signalized;
- Extension of Kalahari Blvd. from Harrell Parkway to Africa Lane; and
- Extension of Kenney Fort Blvd. south to State Highway 45 and north to Old Settlers Blvd. (and eventually into Georgetown).

Drainage and Floodplain:

A total of four (4) detention ponds are planned to handle the storm water runoff that will be generated by the improvements on the resort hotel site and with the new public roads planned for the initial phase of construction. Taken together, this storm water management system will ensure that runoff to Brushy Creek occurs at a rate as if the land remained undeveloped, preventing undue adverse impacts to upstream and downstream properties. Future development in the PUD area will have to provide similar measures or prove the existing regional stormwater management system has the capacity to handle the new runoff.

Kalahari completed a flood study, which was approved by the city in 2017, delineating the land within the ultimate 1% annual chance floodplain. This floodplain creates a vast area in the southern portion of the property that is essentially undevelopable.

Public Process

Numerous city departments have worked together to raise and maintain public awareness of the Kalahari project. A dedicated and frequently updated website contains details about the development timeline, agreements between the city and Kalahari, and addresses potential concerns of the development, among other information. In May 2017, two open houses were held at Ridgeview Middle School which drew a combined 140 attendees. City staff and Kalahari representatives were present to provide information and answer questions. Following the open houses, a 6-page document was created and posted to the website summarizing and addressing the concerns raised by attendees. Finally, the city's Community Development and Neighborhood Services division has maintained constant contact with the adjacent neighborhoods to provide updates regarding the PUD process. This included facilitating a meeting in January 2018 between Kalahari representative, city officials, and leadership of nearby neighborhood HOAs.

General Plan and Zoning:

The General Plan currently designates the property for business park, however approval of the PUD includes a General Plan amendment.

RECOMMENDED MOTION:

Staff recommends approval.

