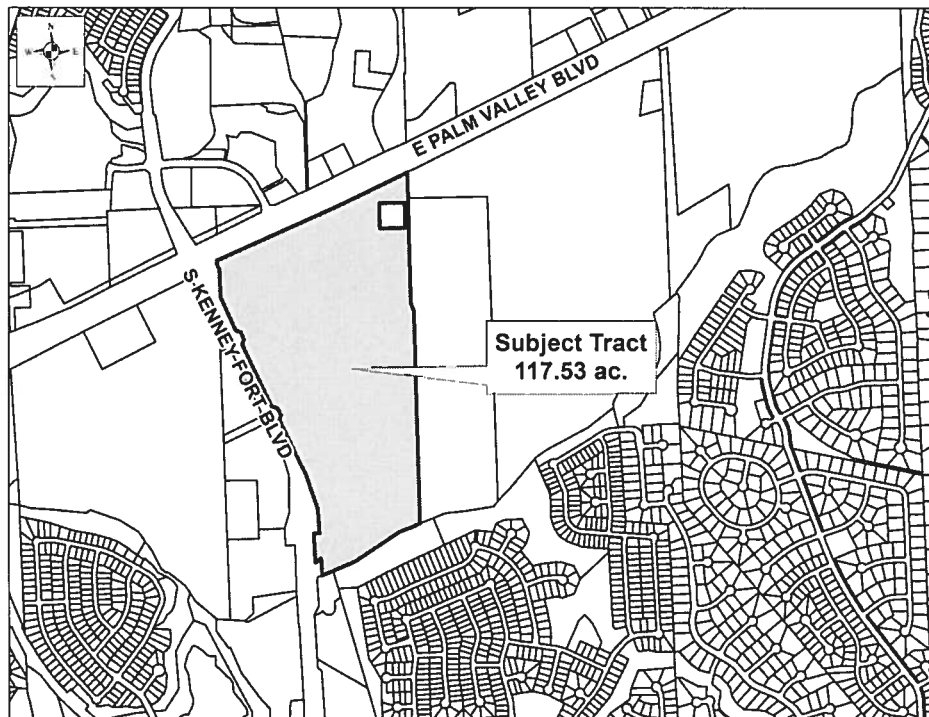


Kalahari PUD
ZONING ZON1707-001



CASE PLANNER: Brad Dushkin

REQUEST: Rezone the property from PUD #91 (Bison) to Kalahari PUD

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

DESCRIPTION: 117.53 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Undeveloped, agriculture, and office for Kalahari

GENERAL PLAN LAND USE DESIGNATION: Business Park and Commercial/Multifamily

ADJACENT LAND USE:

North: Union Pacific Railroad right-of-way and East Palm Valley Blvd. right-of-way, with assorted commercial uses across.

South: Single-family residential - Sonoma neighborhood - zoned SF-2

East: Undeveloped, agriculture - zoned AG - proposed Kalahari PUD

West: South Kenney Fort Blvd. right-of-way and undeveloped across -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: 117.53

Owner:

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

Agent

Vining & Associates, Inc.
Joseph Vining
3016 Wood Springs Lane
Round Rock, TX 78681

Kalahari PUD
ZONING ZON1707-001

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 property that is currently zoned Planned Unit Development #91 (Bison).

The Bison property was annexed in 2006 and provided with AG zoning. The current zoning was adopted in 2012 with the vision of developing the PUD 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 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 has not been platted. The Concept Plan is contained within the PUD, and the preliminary and final plats are on the meeting agenda.

DATE OF REVIEW: March 7, 2018

LOCATION: Southeast of the intersection of South Kenney Fort Blvd. and East 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

Kalahari PUD
ZONING ZON1707-001

- Aquarium
- Day care
- Campgrounds

Development Standards

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

Kalahari PUD
ZONING ZON1707-001

- 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:

- 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 and commercial/multifamily uses, however approval of the PUD includes a General Plan amendment.

RECOMMENDED MOTION:

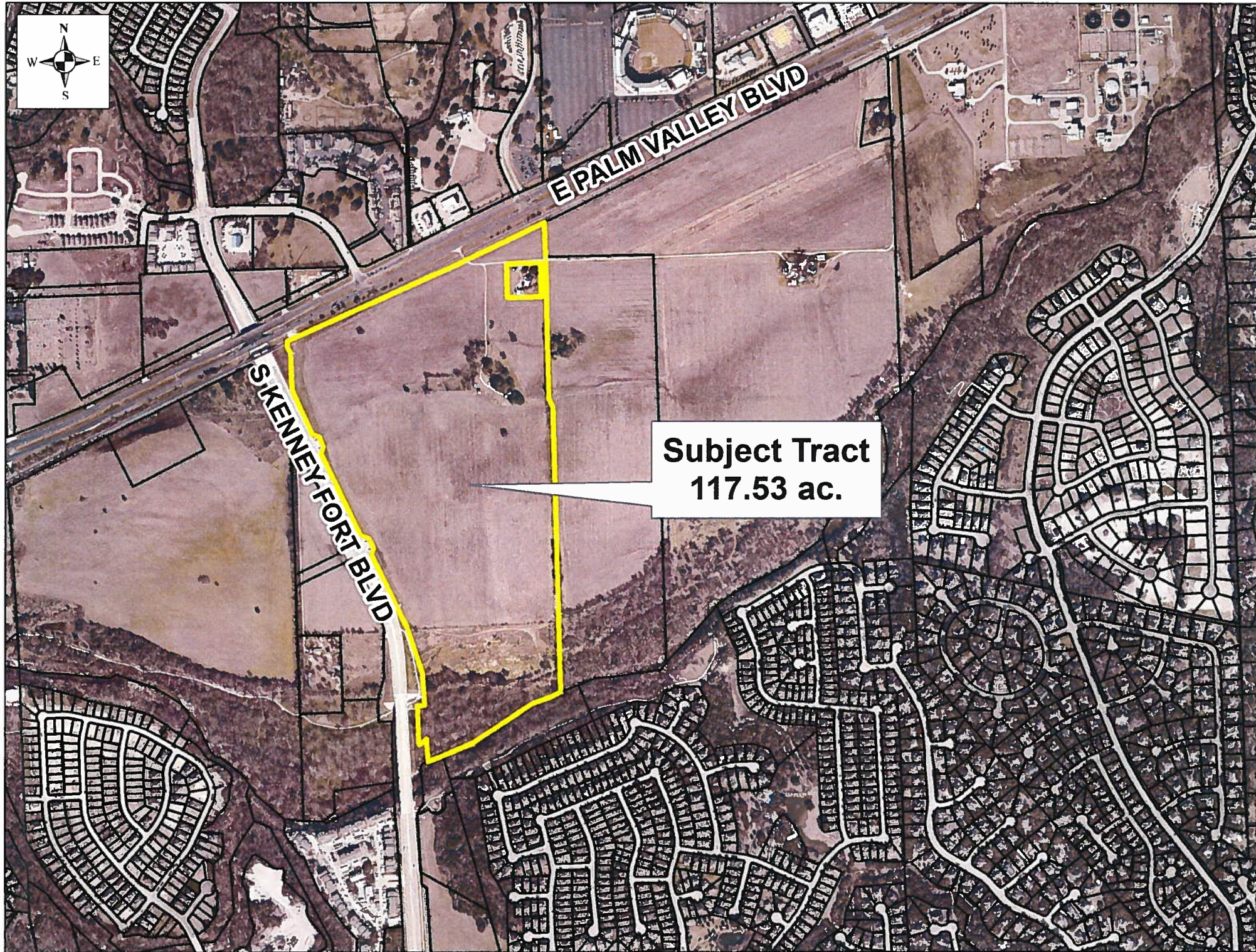
Staff recommends approval.



E PALM VALLEY BLVD

S KENNEY FORT BLVD

**Subject Tract
117.53 ac.**



**DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ____**

**I.
GENERAL PROVISIONS**

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

**II.
DEVELOPMENT STANDARDS**

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers four tracts of land described as follows:

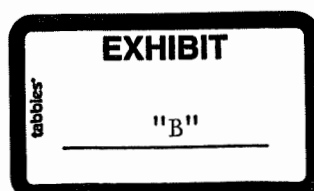
Tract 1: 117.530 acres known as Tract 1 of the Bison tract, as more fully described in Exhibit "B-1", attached hereto;

Tract 2: 61.496 acres known as the Keller/Johnson tract, as more fully described in Exhibit "B-2", attached hereto;

Tract 3: 156.769 acres known as the Krienke tract, as more fully described in Exhibit "B-3", attached hereto; and

Tract 4: Lot 1 of the Bertil Telander Subdivision, an addition in and to the City of Round Rock, recorded in Cabinet H, Slide 126, Plat Records, Williamson County, Texas, and Correction of Plat Dedication recorded in Volume 1419, Page 416, Official Records of Williamson County, Texas, known as the Boyles tract, as depicted on Exhibit "B-4".

The foregoing four tracts of land are collectively referred to herein as the "Property".



2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial – Limited)** zoning district and other sections of the Code, as applicable and as amended. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

B. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

2.04 PERMITTED USES

The uses listed below are permitted by right and are in addition to the uses applicable to the C-1a (General Commercial – Limited) zoning district.

- (1) Resort hotel
- (2) Convention center, which will include related activities by the owner and/or operator of the convention center, convention attendees and others, such as entertainment and retail sales
- (3) Indoor water park
- (4) Outdoor water park
- (5) Indoor family entertainment center
- (6) Outdoor family entertainment center
- (7) Wedding venue
- (8) Spa
- (9) Pet resort/small animal day care and boarding facility, where animals are not left outside overnight
- (10) Restaurants/bars, which will include related activities such as performance spaces and may have drive-through service
- (11) Retail sales and services
- (12) Golf entertainment venue
- (13) Mobile food establishments
- (14) Employee housing
- (15) Hotel/motel
- (16) Fuel sales/convenience store
- (17) Cinema
- (18) Aquarium
- (19) Day care
- (20) Campgrounds

2.05 PERMITTED TEMPORARY USES

Uses that are temporary and directly related to the Resort Hotel and/or Convention Center conventions, meetings, events or activities are permitted. The following are examples of such permitted temporary uses.

- (1) Boat sales
- (2) Camper sales
- (3) Flea markets
- (4) Truck, truck trailer, and semitrailer parking
- (5) Automotive parts
- (6) Automotive sales
- (7) Portable building sales
- (8) Heavy equipment sales, rental, and leasing

2.06 PROHIBITED USES.

Except as set forth in Section 2.05, the uses listed below are prohibited.

- (1) Automotive or machinery services and repair
- (2) Automotive or machinery washes
- (3) Automotive parts as a primary use
- (4) Automotive sales as a primary use
- (5) Boat sales as a primary use
- (6) Bulk distribution centers
- (7) Camper sales as a primary use
- (8) Donation centers
- (9) Flea markets as a primary use
- (10) Heavy equipment sales, rental, and leasing as a primary use
- (11) Industrial building sales
- (12) Manufactured home sales
- (13) Outdoor kennels, defined as kennels where animals are left outside overnight
- (14) Pawn shops
- (15) Portable building sales as a primary use
- (16) Recreational vehicle parks
- (17) Recycling centers
- (18) Sexually oriented businesses
- (19) Shooting ranges
- (20) Tattoo parlors
- (21) Truck, truck trailer, and semitrailer parking as a primary use
- (22) Truck service or repair
- (23) Truck stops
- (24) Trucking terminals
- (25) Wholesale nurseries
- (26) Wrecking yards.

2.07 SPECIAL DEFINITIONS

A. *Resort Hotel* shall include the definition of “overnight accommodations” in Section 46-5 of the Code in addition to the following list of ancillary uses and activities, and including those uses and activities that are similar in nature:

- (1) Herb farm/livestock/Sunday house
- (2) Orchards
- (3) Trams or other devices for moving visitors and/or luggage from one part of the Property to another, whether on rails or not
- (4) Nyumba villas, defined as freestanding guest houses located on the resort grounds outside the primary hotel building, which may have their own separate kitchen facilities
- (5) Recreational lake and/or pond
- (6) Water taxis
- (7) Seasonal entertainment enhancements such as holiday lighting, pyrotechnics, and audio
- (8) On-street entertainment provided by individuals such as jugglers, balloon artists, mimes, magicians, etc.
- (9) Small-scale performance spaces
- (10) Hot air balloon rides
- (11) Parades on land and in water
- (12) Bicycle paths and rentals
- (13) Endurance events such as marathons and fun runs
- (14) Petting zoo
- (15) Horseback riding
- (16) Sky Trackers, which shall be limited to special events
- (17) Media Matrix Audio-Video Control Systems
- (18) Vineyards, related production facilities and ancillary uses
- (19) Event barn, defined as a free-standing rental space
- (20) Use of welders, torches or glass blowing furnaces and other similar equipment, whether indoors or outdoors by artists.

B. *Indoor family entertainment center* shall include all “indoor entertainment activities” listed in Section 46-5 of the Code in addition to the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Arcade games
- (2) Rides
- (3) Trampoline park
- (4) Bowling alley
- (5) Laser tag
- (6) Go-cart track
- (7) Rock climbing walls
- (8) Ropes course, which may include a zip line
- (9) Miniature golf.

C. *Outdoor family entertainment center* shall include participatory recreation and entertainment uses such as the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Carnival and other rides
- (2) Ropes course, which may include a zip line
- (3) Go-cart track
- (4) Sky tram rides or similar elevated, automated methods of transporting guests
- (5) Miniature golf
- (6) Batting cages
- (7) Rock climbing walls
- (8) Trampoline park.

D. *Employee housing* shall mean dormitory or multifamily style housing buildings primarily for employees of businesses located on the Property. Employee housing may include daycare facilities for employees.

E. *Golf entertainment venue* shall include high-tech golf-related games with on-site food and beverage service.

2.08 BUILDING AND DEVELOPMENT STANDARDS

A. Height and Setback Standards

- (1) All buildings and structures located more than 750 feet from the southern boundary of the Property shall have a maximum height of 180 feet.
- (2) All buildings and structures located 750 feet or less from the southern boundary of the Property shall have a maximum height of 75 feet.
- (3) Zip lines and other rides and attractions within 500 feet of the southern boundary of the Property shall have a maximum height of 150 feet. Zip lines and other rides and attractions located more than 500 feet of the southern boundary of the Property shall not be subject to any height restrictions.
- (4) There shall be no separation requirements between buildings or structures on the Property, except as required by applicable building and fire codes.

B. Building Materials

- (1) Exterior insulating finishing systems("EIFS") is permitted.
- (2) The use of painted, decorative concrete tilt-wall and pre-cast wall panels is permitted.
- (3) Standing seam metal is permitted as a roofing material.

- (4) Finished metal (including painted metal) is permitted for maintenance equipment and similar buildings and for walls designed to be removed in connection with future expansion. Certain walls in the convention center and indoor family entertainment center are currently designed to be removed in connection with future expansion.
- (5) All other materials shall be in compliance with the C-1a zoning district, but with no particular minimum or maximum amount of glass, stone or other masonry.

C. Building Design

- (1) The preliminary building design conceptually depicted on the attached Exhibit "B-5" shall fulfill the architectural requirements for building articulation, elevation variation, orientation, and glazing.

2.09 PARKING, DRIVE AISLES, ACCESS DRIVES AND FIRE LANES

- A. Two thousand, five hundred (2,500) parking spaces are required for the resort hotel, convention center, indoor and outdoor water park, and indoor and outdoor family entertainment center.
- B. No parking is required for employee housing.
- C. For subsequent development or expansions, shared parking for the Property shall be permitted and taken into account when determining how Section 46-196 of the Code applies. More parking spaces than required may be added at the discretion of the developer.
- D. Interior parking lot drive aisles may be a minimum of 24 feet in width if parking stalls taking access from the narrowed aisles are a minimum of 9 feet and 6 inches wide. Where parking stalls are less than 9 feet and 6 inches wide, all drive aisles shall be a minimum of 26 feet wide. No parking stalls shall be narrower than 9 feet wide.

III.
OTHER STANDARDS

3.01 BUFFER WALL AND SCREENING

No buffer wall shall be required on the southerly lot boundary for any development which is located on the western portion of the Property, as depicted on Exhibit "B-6" to this Plan.

A six-foot masonry buffer wall shall be required on the southerly lot boundary for all development which is located within 500 feet of the southern boundary line of the eastern portion of the Property, as depicted on Exhibit "B-6" to this Plan. The buffer wall shall otherwise meet the requirements of Section 46-200 (f) (2) of the Code. The Zoning Administrator shall have the authority to waive

this requirement (including the requirement that the wall be made of masonry) if at least one of the following conditions are met:

- (a) The Zoning Administrator determines that due to the site plan layout, potential adverse impacts will be negligible; or
- (b) The Zoning Administrator determines that existing and/or proposed vegetation will serve as an adequate buffer.

The screening of rooftop mechanical equipment shall not be required on any roof of the resort hotel or convention center. Detention pond screening is not required for ponds located south of the resort and adjacent to the floodplain.

3.02 NOISE

Speakers used for outdoor amplified music or non-emergency public-address systems are prohibited within 500 feet of the southern boundary line of the Property.

3.03 SIGNS

- A. One double sided pylon sign with an electronic messaging center ("EMC") shall be permitted along East Palm Valley Blvd. to serve the entire property. The maximum height shall be 60 feet, with maximum EMC display area of 740 square feet per side and maximum total sign display area of 1,085 square feet per side.
- B. Two double sided EMC signs shall be permitted along Kenney Fort Blvd. to serve the entire Property. The northern sign may be a pylon sign or monument sign with maximum height of 43 feet, EMC display area up to 435 square feet per side, and maximum total sign display area of 780 square feet per side. The southern sign may be a pylon sign or monument sign with maximum height of 20 feet. The maximum EMC display area shall be 140 square feet and the total display area shall not exceed 200 square feet per side.
- C. Animated Signs, as that term is defined in Sec. 30-4 of the Code, as amended, are prohibited.
- D. All public roads within the Property shall be considered Commercial Roadways for the purpose of sign regulation in Chapter 30 of the Code, as amended.
- E. Wayfinding signs for the Property, which do not adversely impact traffic safety as determined in the sole discretion of the Director of Transportation, shall be permitted in the rights-of-ways of public streets within the Property. Permission for these signs will be granted by and through the City's standard license agreement.
- F. In addition to the signs listed above, twelve (12) building and freestanding signs, excluding pylon signs, each with a maximum display area of 1,000 square feet per side shall be permitted on the Property.

G. The Zoning Administrator shall have the authority to grant specific exceptions to the sign regulations in Chapter 30 of the Code if the Zoning Administrator finds that the following conditions exist:

- (1) there are no associated vehicular safety issues that would result from the location or size of the sign;
- (2) the sign is compatible with the surrounding development; and
- (3) the sign does not result in reduced compliance with regulations in other chapters of the Code.

3.04 LIGHTING

- A. LED lighting shall be permitted.
- B. The height of freestanding light fixtures shall not exceed 40 feet in the Resort Hotel and Convention Center parking areas, excluding Nyumba parking.
- C. The height of freestanding light fixtures shall not exceed 25 feet in all other areas.

3.05 ALCOHOL SALES

There shall be no limit on the number of bars. The days or hours of alcoholic beverage service, or the manner of alcoholic beverage service on the Property, whether for bars, restaurants or otherwise, shall be governed by the laws, rules and regulations of the Texas Alcoholic Beverage Commission.

IV.

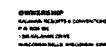
CHANGES TO DEVELOPMENT PLAN

4.01 MINOR CHANGES

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

4.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.



ARCHITECT
PHIL WHE
300 N. GARDEN AVE. ST. LOUIS 10
DALLAS, TX 75201-0000

INTERCOM BESSON
MEX. RE
JAN 19 1964
DALLAS TO MEX. 600

LANDSCAPE DESIGN
704
1000 PINE BLVD. SUITE 100
DALLAS, TX 75201

CIVIL ENGINEER
PAUL P. ASSOCIATES
3000 KENNEDY BLVD., STE. 4
AUSTIN, TX 78759

STRUCTURAL ENGINEER
BRACKETT DRIVE BRIDGE
4000 CLARKSON DRIVE, SUITE 200
BIRMINGHAM, AL 35202

SEEP ENGINEER
BLM CONSTRUCTION ENGINEERING
\$40,000.00/ANNUAL SALARY, 10% PER
ANNUAL INCREASE

WATER PARK & THEME
WATER TECHNOLOGY INC.
145 PARK AVENUE
DEALING ONE SPECIMEN HOME

SALES & DISTRIBUTION: BPC, INC.
1201-9000, The Parkway
FARM, ALABAMA 36688

KALAHARI ROUND ROCK



INTERVIEW REVIEW ONLY

These documents are confidential and are intended for interview review only and are not to be used for regulatory approval, review, or dissemination purposes.

Author: **POWER SYSTEMS**
Date: **11/11/2018**

4150

Age group (y)	Male	Female	Both
0-4	100	100	100
5-9	100	100	100
10-14	100	100	100
15-19	100	100	100
20-24	100	100	100
25-29	100	100	100
30-34	100	100	100
35-39	100	100	100
40-44	100	100	100
45-49	100	100	100
50-54	100	100	100
55-59	100	100	100
60-64	100	100	100
65-69	100	100	100
70-74	100	100	100
75-79	100	100	100
80-84	100	100	100
85-89	100	100	100
90-94	100	100	100
95-99	100	100	100
100	100	100	100

20573.000
64%
01.25.2012
FINAL DESIGN
DEVELOPMENT
OVERALL SITE
ELEVATIONS

HA5.020



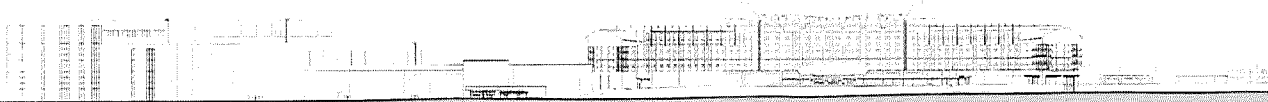
04 OVERALL ELEVATION - EAST



03 OVERALL ELEVATION - SOUTH
1"=24"



02 OVERALL ELEVATION - WEST



01 OVERALL ELEVATION - NORTH

HOTEL EXTERIOR MATERIAL DIAGRAMS SK-20180103-HKS-02.01

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	

HKS

OWNER
KALAHARI RESORTS & CONVENTIONS
7 E. 8th St.
Fort Worth, TX 76102
(817) 335-1000

ARCHITECT
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201
(214) 761-1000

INTERIOR DESIGN
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

LANDSCAPE DESIGN
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

CIVIL ENGINEER
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

STRUCTURAL ENGINEER
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

MEP ENGINEER
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

WATER PARK & THEME PARK
HKS, INC.
300 N. Main St., Suite 100
Dallas, TX 75201

**KALAHARI
ROUND ROCK**

**Kalahari
RESORTS &
CONVENTIONS**

INTERIOR REVIEW ONLY
This document is for review only and is not to be used for construction. It is the responsibility of the user to ensure that the information is accurate and up-to-date. HKS, INC. reserves the right to make changes to this document without notice.

REVISION

NO.	DESCRIPTION	DATE

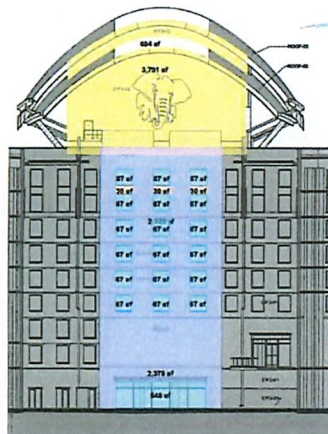
PROJECT NUMBER
20673.000

DATE
10.27.2017

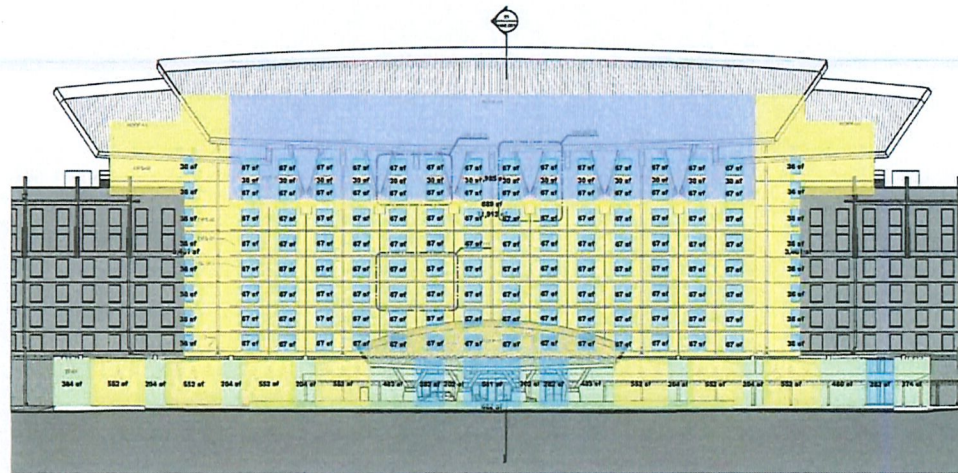
**50% DESIGN
DEVELOPMENT**

**HOTEL
ELEVATIONS
TOWER 'JC'**

HA5.211



02 HOTEL TOWER - EAST ELEVATION



01 HOTEL TOWER NORTH (ENTRY) ELEVATION

HOTEL EXTERIOR MATERIAL DIAGRAMS SK-20180103-HKS-02.02

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	

HKS

OWNERSHIP
KALAHARI RESORTS & CONVENTIONS
P.O. BOX 400
100 KALAHARI DRIVE
WILSONVILLE, OR 97150

ARCHITECT
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

INTERIOR DESIGN
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

LANDSCAPE DESIGN
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

CIVIL ENGINEER
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

STRUCTURAL ENGINEER
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

MEP ENGINEER
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

WATER PARK & THEME PARK
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

**KALAHARI
ROUND ROCK**

**Kalahari
RESORTS &
CONVENTIONS**

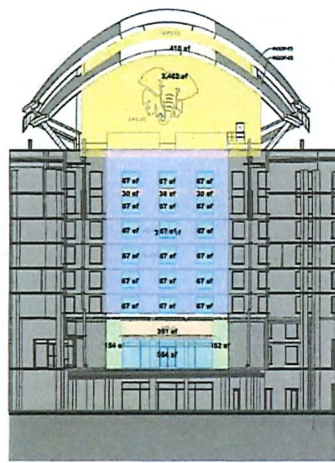
INTERIOR REVIEW ONLY
HKS INC.
100 KALAHARI DRIVE, SUITE 100
WILSONVILLE, OR 97150

REVISION

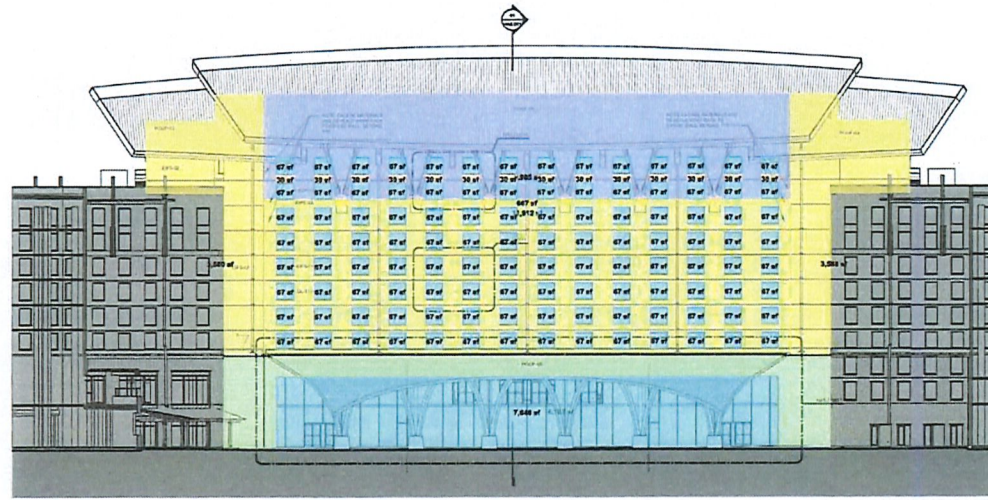
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PROJECT NUMBER
20673.000
DATE
10.27.2017
50% DESIGN DEVELOPMENT
WEEK 10.0
HOTEL ELEVATIONS TOWER 'JC'
HKS INC.

HA5.212



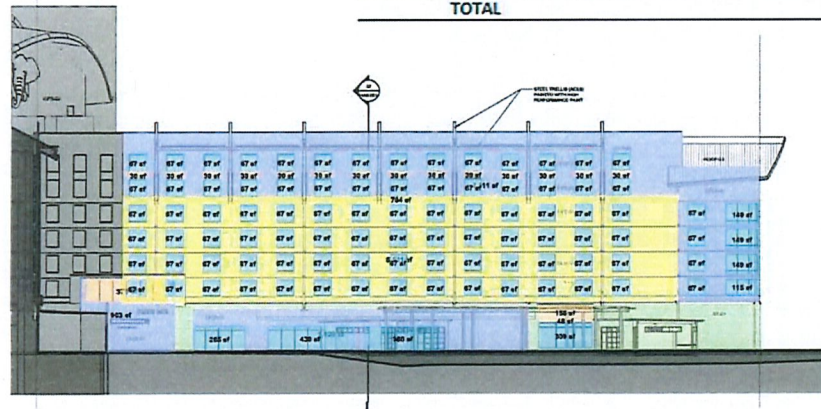
02 HOTEL TOWER - WEST ELEVATION



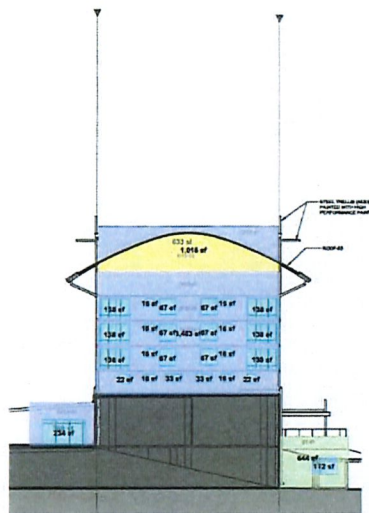
01 HOTEL TOWER SOUTH (LOBBY) ELEVATION

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'G' - WEST ELEVATION
1/16" = 1'-0"



03 TOWER 'G' - SOUTH ELEVATION
1/4" = 1'-0"



01 TOWER 'G' - EAST ELEVATION
10' x 10'

HKS

OWNERSHIP
KALAMAR RESORTS & CONVENTIONS
P.O. BOX 98
THE KALAMAR SPRING
WISCONSIN DELLS, WISCONSIN 53691

ARCHITECT

INTERIOR DESIGN
HIS INC.
300 N. GARDEN ST., SUITE 100
DALLAS, TX 75201-4202

LANDSCAPE DESIGN
BWA
3009 MYING BLVD., SUITE 147
DALLAS, TX 75227

CIVIL ENGINEER
HALL ASSOCIATES
8000 AMHERSTEN BLVD., SUITE F, SUITE 1
ALUSTON, TX 75708

STRUCTURAL ENGINEER
BRUNETTE SABO DRANE
1140 N. CENTRAL EXPWAY, SUITE 110
DALLAS, TX 75204

MEP ENGINEER
BLUM CONSULTING ENGINEERS
2146 WALNUT HILL LANE, SUITE 300
DALLAS, TX 75241

**WATER PARK & THEME PARK
WATER TECHNOLOGY, INC.**
100 PARK AVENUE
NEWYORK 342 WASHINGTON 6200
FAMILY ENTERTAINMENT GROUP, LLC

PAGE 1 SATURN/AMERICAN CORP., LLC
 1800 HALL, TOP FLOOR
 ITASCA, ILLINOIS 60143

RI **OCK**

HARD ROCK

ALAN DUNN

KA RO



Kalahari.

RESORTS & CONVENTIONS

INTERIM REVIEW ONLY

Invoice: INVOICE-ADVERTISING, INC.
 Add. Ref. No.: 123456
 Date: 12/31/2012

CONCLUSION

NO	DESCRIPTION	DATE

FILE PROJECT NUMBER
20673.000

DATE
10.27.2017
TIME
50% DESIGN

30% DESIGN DEVELOPMENT SHEET TITLE HOTEL ELEVATIONS

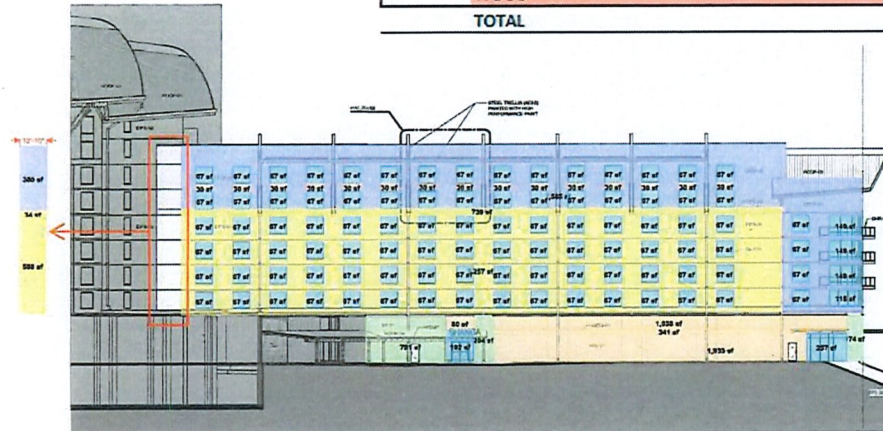
ELEVATIONS
TOWER 'G'
DATE: 10/1/80

HA5.221

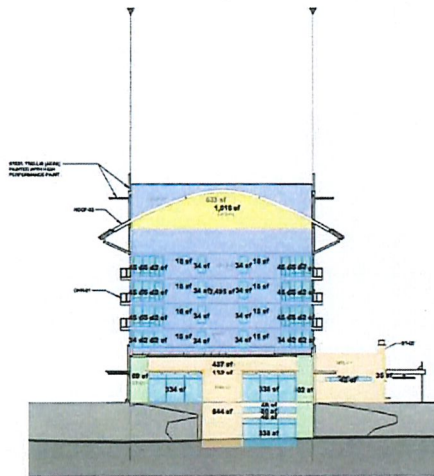
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KALAHARI ROUND ROCK 1/3/2018
HKS 20673

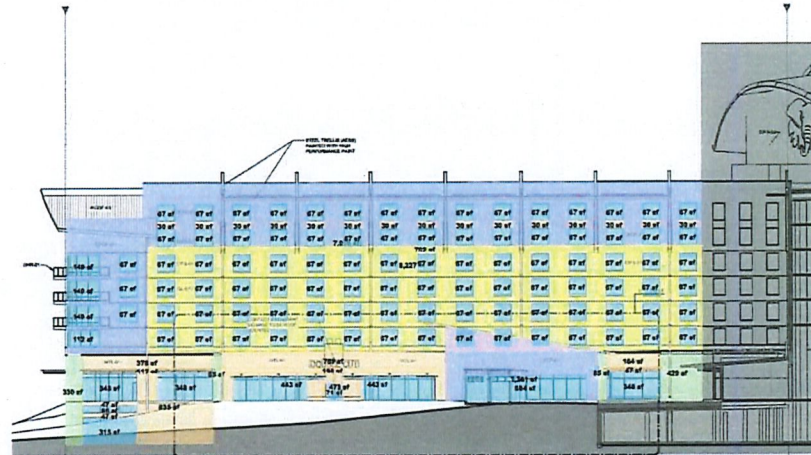
H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'H' - NORTH ELEVATION
V.P. - T.P.



03 TOWER 'H' - WEST ELEVATION
V.P. - T.P.



01 TOWER 'H' - SOUTH ELEVATION
V.P. - T.P.

HKS

OWNER
KALAHARI RESORTS & CONVENTIONS
P.O. BOX 88
100 KALAHARI DRIVE
ROUND ROCK, TEXAS 78664

ARCHITECT
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

LANDSCAPE DESIGN
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

CIVIL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

STRUCTURAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MEP ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

WATER PARK & THEME PARK
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
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300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

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300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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DALLAS, TX 75201

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300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
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300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

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HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
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DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

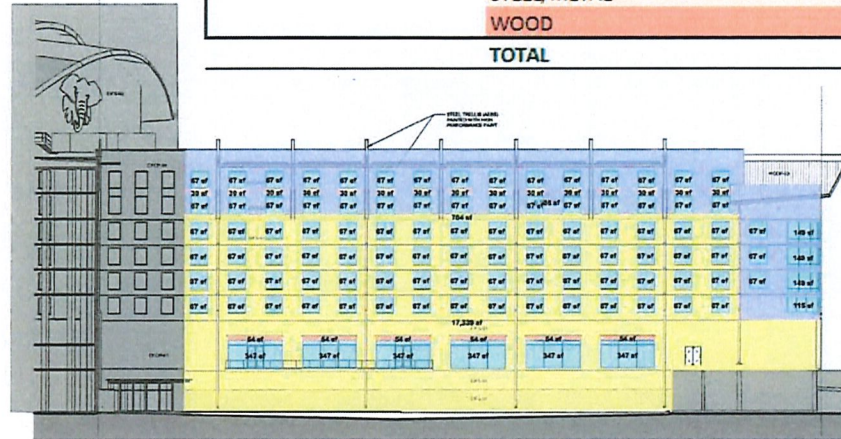
MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

MECHANICAL ENGINEER
HKS, INC.
300 N. GAST AVE., SUITE 100
DALLAS, TX 75201

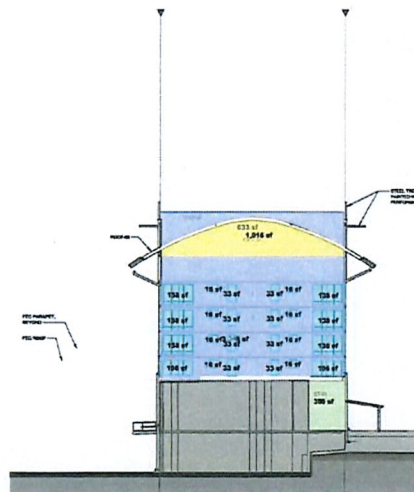
HOTEL EXTERIOR MATERIAL DIAGRAMS SK-20180103-HKS-02.06

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

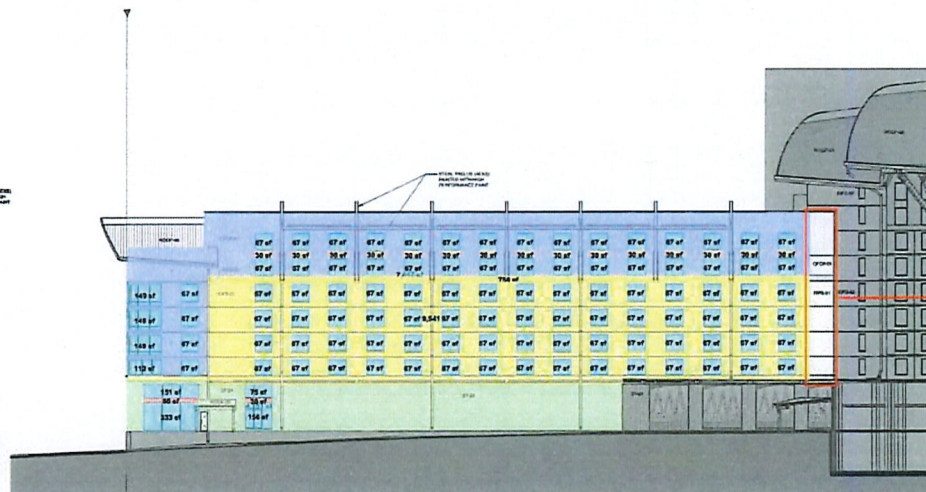
H/TOTALS	EFIS	170501	31.3%
	CFPC	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'M' - NORTH ELEVATION



03 TOWER 'M' - NORTH ELEVATION



01 TOWER 'M' - WEST ELEVATION

HKS

OWNER
KALAHARI RESORTS & CONVENTIONS
P.O. BOX 100
KALAHARI, MISSISSIPPI 39306

ARCHITECT

INTERIOR DESIGN

LANDSCAPE DESIGN

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

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WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

WATER PUMP & TOWER PARK

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

HKS

OWNERS/REP
ALLIANCE RESOURCES & CONSULTING
P.O. BOX 800
1100 ALABAMA AVE. (S.W.)
WASHINGTON, DC 20004-0800

ARCHITECT
1976, INC.
300 N. W. 34TH AVE., SUITE 100
DALLAS, TX 75201-4600

INTERIOR DESIGN
1976, INC.
300 N. W. 34TH AVE., SUITE 100
DALLAS, TX 75201-4600

LANDSCAPE DESIGN
1976
300 N. W. 34TH AVE., SUITE 100
DALLAS, TX 75201

CIVIL ENGINEER
1976, INC.
300 N. W. 34TH AVE., SUITE 100
DALLAS, TX 75201

STRUCTURAL ENGINEER
BRODGETT'S DESIGN GROUP
4140 N. GILBERT AVE., SUITE 200
DALLAS, TX 75244

MEP ENGINEER
BLUM ENGINEER
BLUM ENGINEERS
P.O. BOX 10000, SUITE 200
DALLAS, TX 75201

WATER PUMP & THERM. P.
THERM. TECHNOLOGY, INC.
100 HAYES AVENUE
DALLAS, TEXAS 75204

PAVING/ENTERTAINMENT GROUP, LLC
"THE PAVING CO. Professionals"

KALAHARI ROUND ROCK



INTERIM REVIEW ONLY

These documents are for review only, and are not to be used for regulatory approval, audit, or compliance purposes.

Available: ROBERT J. JOHNSON, M.D.
Date: 10/27/2012

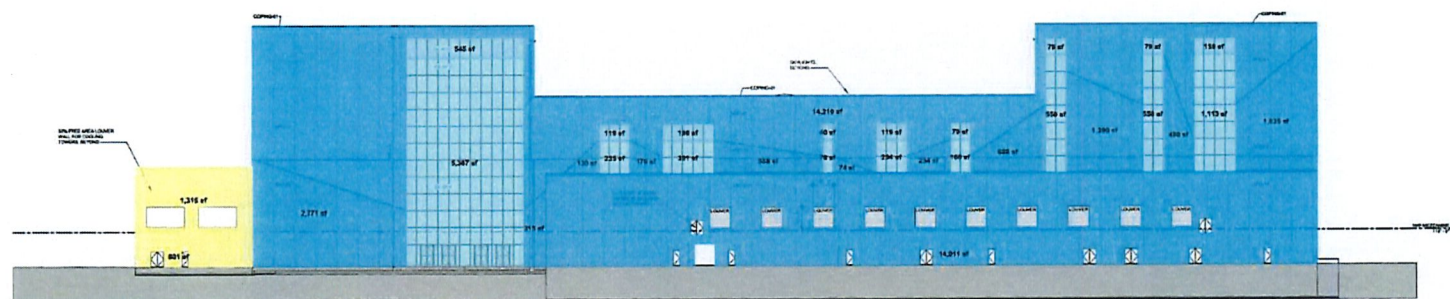
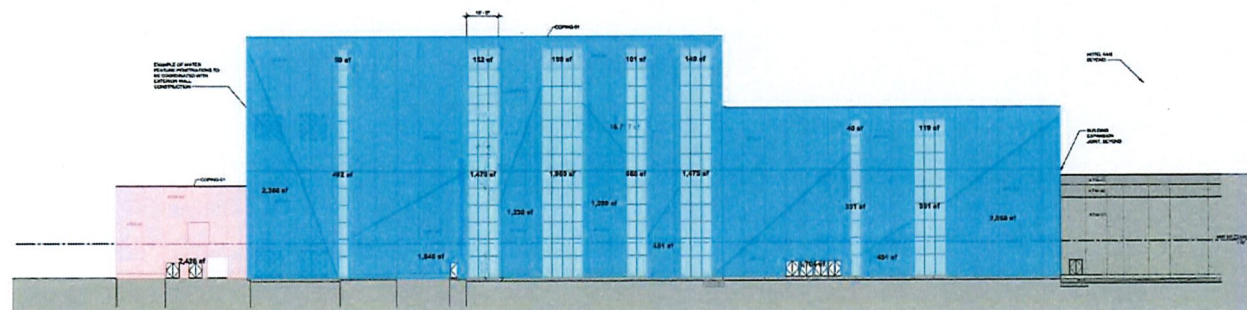
CEFRAM

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HKS PROJECT NUMBER
20673.000
 DATE
10.27.2017
 TITLE
**50% DESIGN
 DEVELOPMENT
 SHEET TITLE
 ENLARGED
 ELEVATIONS**

1999

PA5.311

02 IWP - SOUTHEAST ELEVATION
11.25'01 IWP NORTHEAST ELEVATION
ELEVATION

1/3/2018

HKS

OWNER/ARCHITECT
KAWAISHI RESOURCES & CONSTRUCTION
1300 BURNING WOOD
HOUSTON, TEXAS 77057
KAWAISHI RESOURCES & CONSTRUCTION

ARCHITECT
HKS, INC.
300 N. EAST PAUL ST., SUITE 1700
DALLAS, TX 75201-4001

INTERIOR DESIGN
HKS, INC.
300 N. EAST PAUL ST., SUITE 1700
DALLAS, TX 75201-4001

LANDSCAPE DESIGN
SWA
JERRY SPRING BLVD., SUITE 1700
DALLAS, TX 75201

CIVIL ENGINEER
DAVID ARNOLD ASSOCIATES
3000 AMERSON BLVD., SUITE 3, P.O. BOX
AUSTIN, TX 78758

STRUCTURAL ENGINEER
BROOKSTEIN DAVID DUNN
10000 W. LBJ Fwy, EXP. 5820, SUITE 1000
DALLAS, TX 75241

MEP ENGINEER
BLUM CONSTRUCTION, INC. ENGINEERS
1104 WINDY HILL LANE, SUITE 200
DALLAS, TX 75201

WATER PARK & THEME P
WATER TECHNOLOGICAL, INC.
100 PARK DRIVE, SUITE 100
BLOOMINGDALE, ILLINOIS 60010

PAVING CONTRACTOR
FAMILY ENTERPRISE GROUP, INC., LLC
1300 BURNING WOOD, HOUSTON, TX 77057

KALAHARI ROUND ROCK



INTERIM REVIEW ONLY

These documents are for preliminary use only and are not intended for regulatory approval, patent, or distribution purposes.

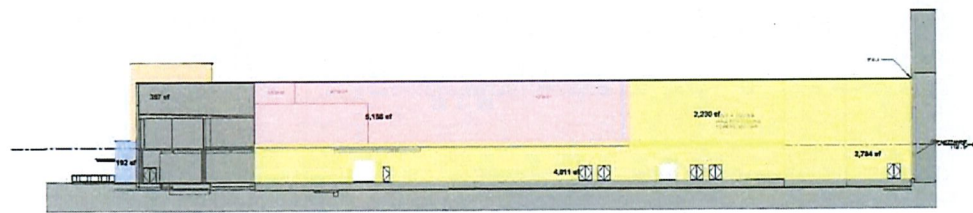
Author: Richard Johnson, Jr.
 Job No.: 17002
 Date: 11.27.2012

REVISIONS

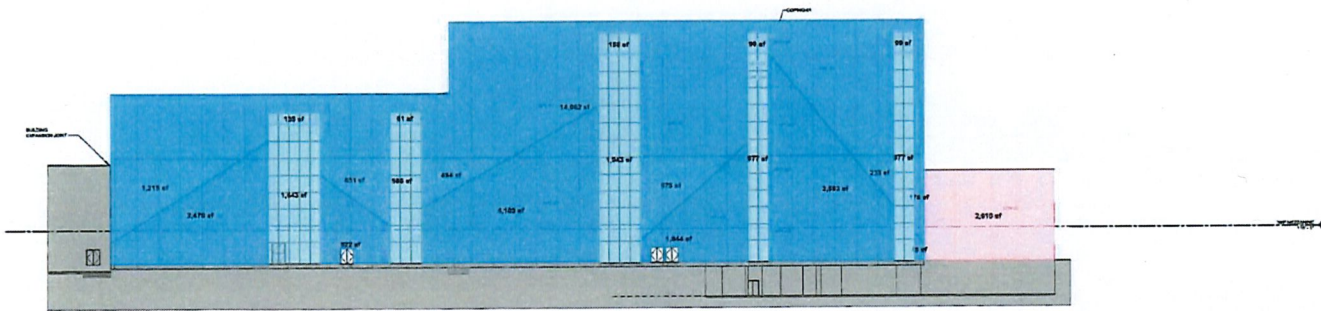
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HKS PROJECT NUMBER
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 DATE
 10.27.2017
 TITLE
 50% DESIGN
 DEVELOPMENT
 SHEET TITLE
 ENLARGED
 ELEVATIONS

PA5.312



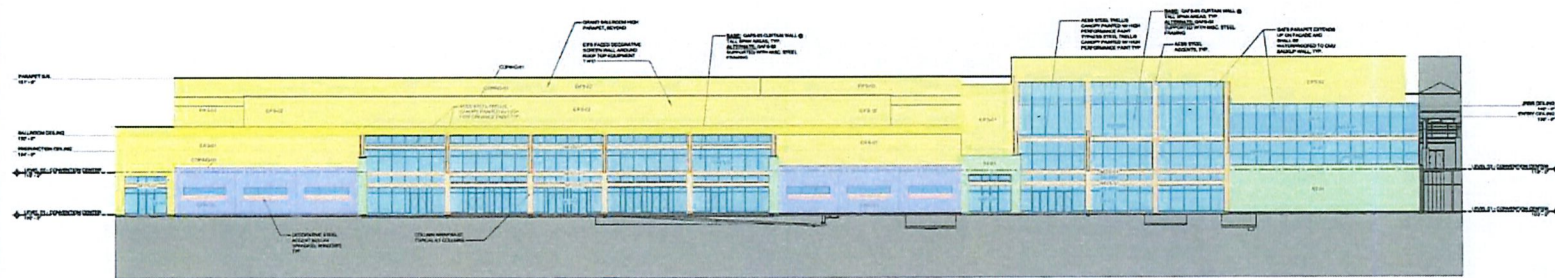
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1" = 20'-0"

01 IWP-SOUTHWEST ELEVATION
1" = 20'-0"[illegible]

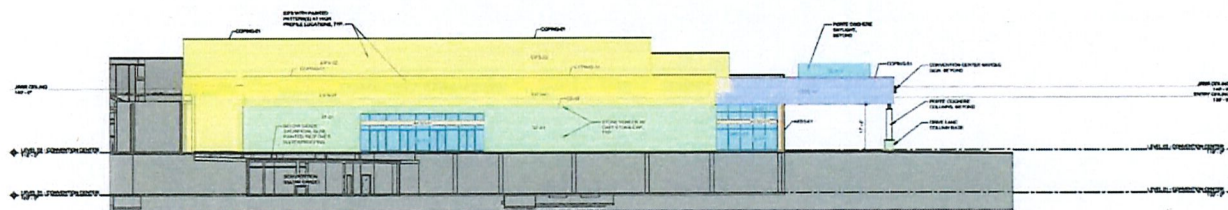
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KALAHARI ROUND ROCK 1/3/2018
HKS 20673

CC/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	58657	68.9%
	STONE	6912	8.1%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	4262	5.0%
	STEEL/METAL	2472	2.9%
	GLASS	12788	15.0%
	TOTAL	85091	



02 NORTHEAST ELEVATION



01 NORTHWEST ELEVATION

HKS

OWNER/ARCHITECT
KALAHARI RESORTS & CONVENTIONS
20673.000
10.27.2017
50% DESIGN
DEVELOPMENT
CONVENTION CENTER
ELEVATIONS

ARCHITECT
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

INTERIOR DESIGN
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

LANDSCAPE DESIGN
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

CIVIL ENGINEER
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

STRUCTURAL ENGINEER
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

MEP ENGINEER
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

WATER PARK & THEME PARK
HKS, INC.
100 N. BAYVIEW BLVD., SUITE 100
DALLAS, TX 75219

KALAHARI
ROUND ROCK

Kalahari
RESORTS & CONVENTIONS

INTERIOR REVIEW ONLY
KALAHARI RESORTS & CONVENTIONS
20673.000
10.27.2017
50% DESIGN
DEVELOPMENT
CONVENTION CENTER
ELEVATIONS

REVISION
NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

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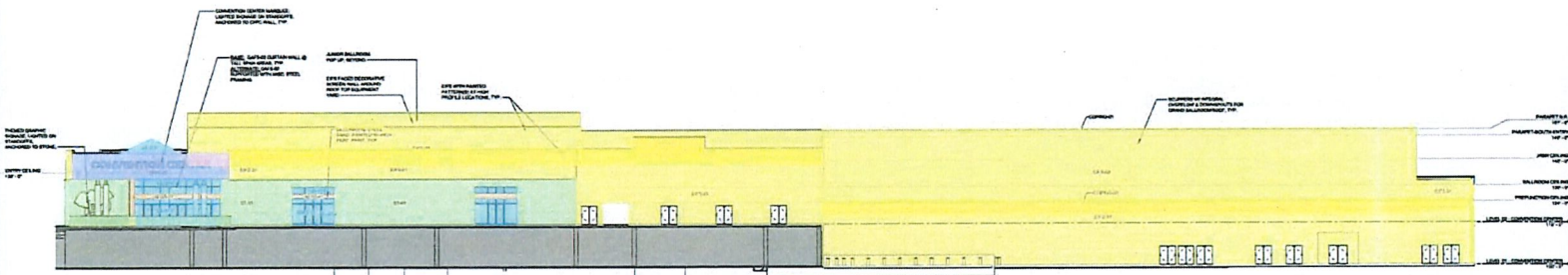
NO. DESCRIPTION DATE

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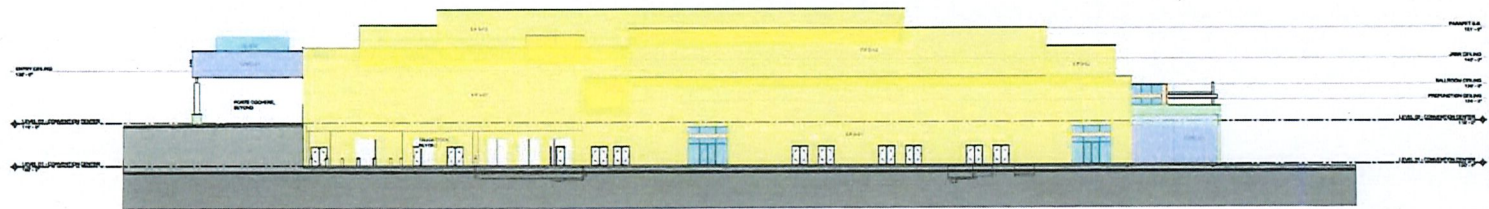
KALAHARI ROUND ROCK
HKS 20673

1/3/2018

CC/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	58657	68.9%
	STONE	6912	8.1%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	4262	5.0%
	STEEL/METAL	2472	2.9%
	GLASS	12788	15.0%
	TOTAL	85091	



02 WEST ELEVATION
1/3/2018



01 SOUTH ELEVATION
1/3/2018

HKS

OWNERSHIP
KALAHARI RESORTS & CONVENTIONS
P.O. BOX 888
1000 KALAHARI DRIVE
WINTERHAVEN, FLORIDA 33884

ARCHITECT
HKS INC.
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

INTERIOR DESIGN
HKS INC.
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

LANDSCAPE DESIGN
HKS
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

CIVIL ENGINEER
HKS ASSOCIATES
AND ENGINEERS, SUITE 100, SUITE 100
DALLAS, TX 75241

STRUCTURAL ENGINEER
BRIDGETT'S DESIGN GROUP
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

MEP ENGINEER
BRIDGETT'S DESIGN GROUP
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

WATER PARK & THEME PARK
WATER TECHNOLOGY, INC.
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

WATER PARK & THEME PARK
WATER TECHNOLOGY, INC.
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

WATER PARK & THEME PARK
WATER TECHNOLOGY, INC.
100 N. GAST PAVILION BLVD. SUITE 100
DALLAS, TX 75241

WATER PARK & THEME PARK
WATER TECHNOLOGY, INC.
100 N. GAST PAVILION BLVD. SUITE 100
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Kalahari.
RESORTS & CONVENTIONS

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SHEET NO.

PARCEL LINE DATA		
LINE #	BEGINNING	DISTANCE
L.1	826°13'49"	85.04'
L.2	483°42'59"	81.56'
L.3	67°15'41"W	60.13'
L.4	194°44'20"W	90.56'
L.5	54°32'34"W	75.66'
L.6	54°47'43"W	82.04'
L.7	52°32'42"W	81.76'
L.8	52°58'52"W	115.19'
L.9	52°17'41"W	94.11'
L.10	54°26'56"W	111.20'
L.11	52°07'04"W	94.25'
L.12	52°14'49"W	125.62'
L.13	54°7'49"W	108.54'
L.14	56°30'54"E	54.42'
L.15	N02°21'50"W	114.80'