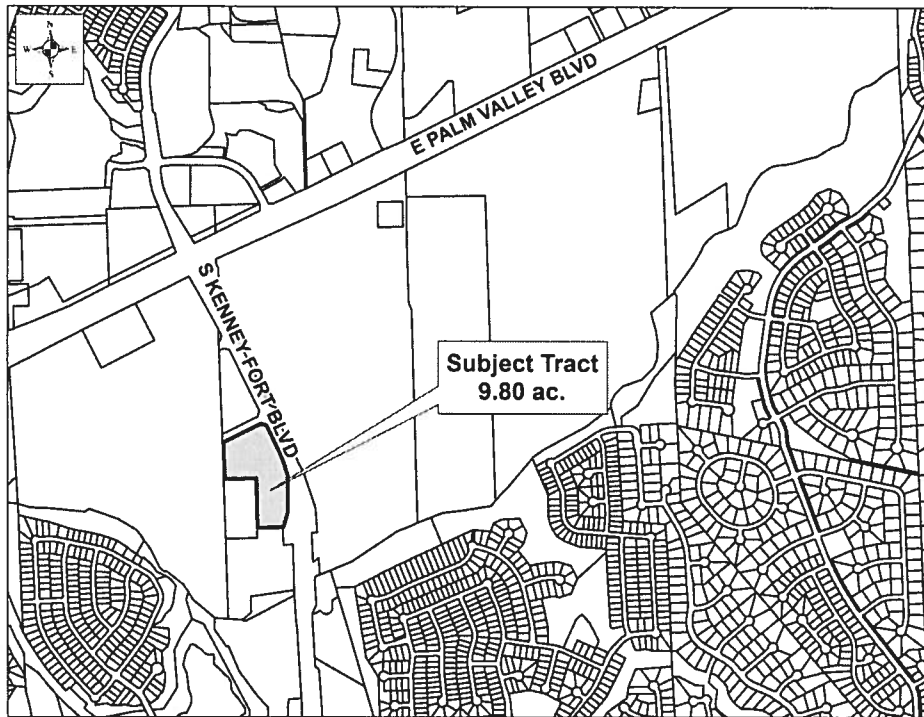


**Kalahari Commercial PUD
ZONING ZON1802-002**



CASE PLANNER: Brad Dushkin

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

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

DESCRIPTION: 9.80 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: Undeveloped - zoned PUD #91 (Bison)

South: Undeveloped floodplain and a single-family home on a 4.2 acre tract - unzoned

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

West: Undeveloped, agriculture - zoned Business Park (BP)

PROPOSED LAND USE: All permitted uses in the C-1a (General Commercial - Limited) district, and employee housing for the Kalahari Resort

TOTAL ACREAGE: 9.80

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 Commercial PUD
ZONING ZON1802-002**

BACKGROUND: Although this tract is located on the west side of S. Kenney Fort Blvd., it 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 current zoning proposal will rezone the property to Kalahari Commercial PUD.

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:

PUD Standards:

The PUD proposes to allow all uses in the C-1a (General Commercial – Limited) zoning district, with the addition of dormitory-style employee housing to accommodate Kalahari Resort employees. Such housing will not be required to provide on-site parking. This arrangement is typical for large-scale resort properties and is utilized by Kalahari at its resort in Wisconsin. Residents will be able to use the existing sidewalk and trail to safely cross under S. Kenney Fort Blvd. to gain access to the Kalahari property. All other uses will be required to provide parking in accordance with typical Code standards.

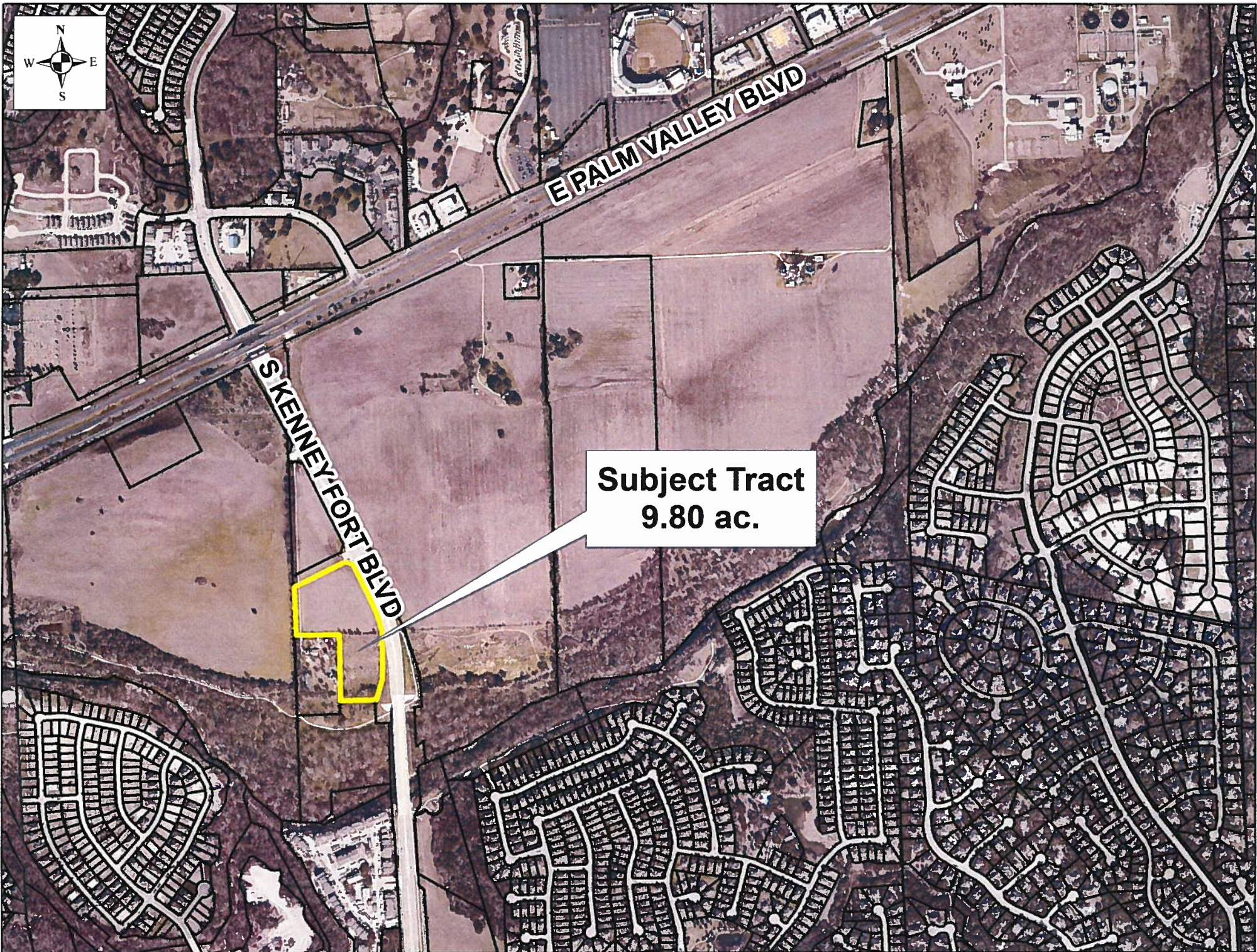
All uses, including employee housing, will be required to follow C-1a design and development standards, which limits height to five (5) stories. As it pertains to employee housing, C-1a design standards will represent an upgrade over typical multifamily standards, which permit lower quality exterior wall finishes than what is required by C-1a.

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 Tract
9.80 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 the tract of land described as follows:

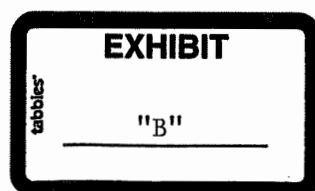
9.796 acres of land known as Parcel 4 of the Bison Tract, as more fully described in Exhibit "B-1", attached hereto.

The foregoing tract of land is 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

All uses applicable to the C-1a (General Commercial – Limited) zoning district are permitted by right. In addition, the following use is permitted by right:

Employee housing. “Employee housing” shall mean dormitory or multifamily style housing buildings primarily for housing employees of businesses located in zoning district PUD No. _____. Employee housing may include daycare facilities for employees.

2.08 PARKING

A. No parking is required for employee housing.

III. CHANGES TO DEVELOPMENT PLAN

3.01 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.

3.02 MAJOR CHANGES

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

