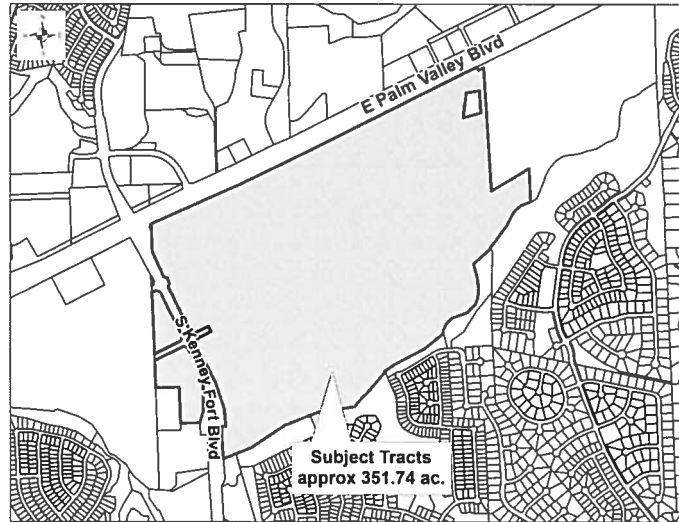


**Kalahari Revised Preliminary Plat
PRELIM PLAT PP1909-003**

**CASE PLANNER: JUAN ENRIQUEZ**

REQUEST: Preliminary Plat approval to increase the number of development lots from seven (7) to eight (8) lots

ZONING AT TIME OF APPLICATION: PUD No. 113, PUD No. 114 and C-1a (General Commercial Limited)

DESCRIPTION: 351.74 acres out of the P.A. Holder Survey, Abstract No. 297 and Joseph Marshal Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Hotel, convention center and water park resort are under construction

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 113, PUD No. 114 and commercial which allows for a mixture of commercial/retail uses.

ADJACENT LAND USE:

North: Union Pacific Right-of-Way and E. Palm Valley Blvd. Right-of-Way

South: Single-family residential - Sonoma, Lake Forest, and Forest Grove neighborhoods - Zoned Single-Family Standard Lot (SF-2)

East: Brushy Creek Regional Wastewater Treatment Plant - zoned Light Industrial (LI)

West: Undeveloped - zoned Business Park; and one single-family home on 4.4 acres - unzoned

PROPOSED LAND USE: Resort hotel, convention center, water park, and other mixed uses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	8	351.74
TOTALS:	8	351.74

Owner:
City of Round Rock
221 E. Main St.
Round Rock, TX 78664

Agent:
Halff Associates, Inc.
Robert Scholz
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

Kalahari Revised Preliminary Plat
PRELIM PLAT PP1909-003

BACKGROUND: The subject properties were annexed into the City of Round Rock in 2006 and most were zoned for agricultural use. In 2012, a portion of the land was rezoned to PUD No. 91 (Bison) with the vision of developing the area into a high density, urban-style mixed-use center but it was never developed. On April 12, 2018, the City Council approved the rezoning of the 351.74 acres to PUD No. 113 (Kalahari, 337.34-acres), PUD No. 114 (Kalahari Commercial, 9.80-acres), and C-1a (General Commercial Limited, 4.60-acres), which allows for a mixture of commercial/retail uses including employee housing. The Applicant is requesting a revision to the Preliminary Plat to create an additional development lot that will be used for the construction of Kalahari's employee housing.

DATE OF REVIEW: October 16, 2019

LOCATION: East and west of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 113 and PUD No. 114, which contain a mixture of retail and commercial land uses. Specific development standards are included in both PUDs. For requirements not mentioned in either PUD, the C-1a zoning district standards will apply. The 4.60-acre commercial lot is designated commercial in the Future Land Use map. The 4.60-acre commercial lot is zoned C-1a (General Commercial – Limited). All lots allow for commercial land uses such as offices, hotels, retail, and restaurants by right.

Compliance with the Concept Plan: As shown, the revised Preliminary Plat is in compliance with the Concept Plans.

Traffic, Access and Roads: A traffic impact analysis (TIA) has been completed and approved. Transportation improvements are occurring with the initial construction of the resort hotel and convention center.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lots will use City water and wastewater and will have access to City reuse water.

Drainage: 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 on other lots will have to provide similar measures or prove the existing regional stormwater management system has the capacity to handle the new runoff.

RECOMMENDED MOTION:

Staff recommends approval of the Preliminary Plat as presented



E Palm Valley Blvd

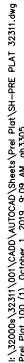
S Kenney Fort Blvd

**Subject Tracts
approx 351.74 ac.**

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PRELIMINARY PLAT
PP1909-003
2 OF 8
Sheet Number

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Pre Plat.dwg, October 1, 2019, 9:09 AM, ah3305



PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N64°21'41"E	88.01'
L2	N29°34'59"E	142.23'
L3	N70°38'19"W	53.69'
L4	S64°21'41"W	142.23'
L6	S29°34'59"W	46.12'
L8	S29°34'59"W	27.82'
L9	S0°08'08"W	24.41'
L10	S29°34'59"W	93.16'
L16	S64°21'41"W	46.12'
L17	S24°19'17"W	40.00'
L18	S26°22'35"E	135.96'
L20	S19°13'32"E	120.50'
L46	S61°32'32"E	38.20'
L47	S26°22'35"E	80.37'



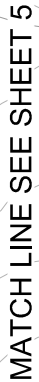
 **HALFF** 

9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78728
TEL. (512) 777-4600
FAX. (512) 252-8141
TBPE FIRM #F-312

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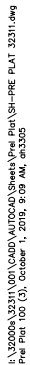
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PRELIMINARY PLAT
PP1909-003

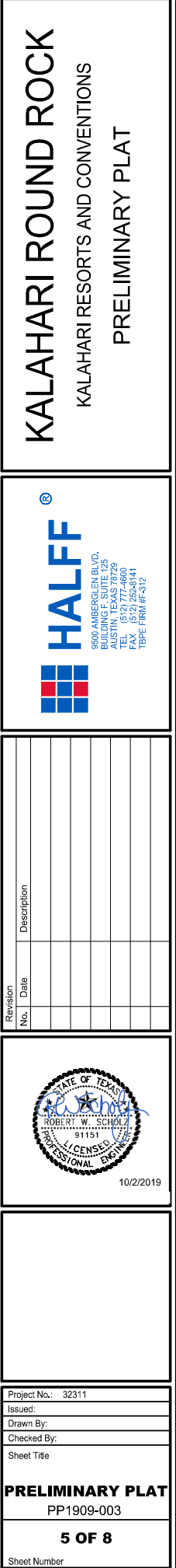


PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L11	N85°03'07"E	460.88'
L12	N63°30'53"E	514.46'
L14	S26°22'27"E	77.81'
L15	S4°56'53"E	164.61'
L21	N85°03'07"E	51.80'
L22	S85°03'07"E	198.48'
L23	S4°56'53"E	67.10'
L24	N63°30'53"E	514.46'
L25	N63°30'53"E	428.51'
L27	N63°30'53"E	85.95'
L28	S85°03'07"E	27.80'
L29	S4°01'50"W	16.97'
L30	S41°01'50"W	87.26'
L31	S85°03'07"E	291.00'
L45	S4°56'53"E	30.80'
L53	S17°59'02"E	136.04'
L55	N11°09'02"E	93.71'
L49	S49°56'53"E	39.60'
L58	S85°03'07"E	10.68'

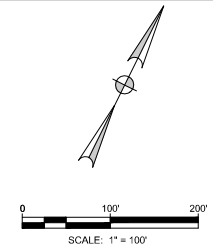
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PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L5	S52°18'52"E	100.00'
L13	S80°11'24"E	100.01'
L30	S52°18'52"E	239.88'
L32	N37°41'08"E	708.02'
L33	N9°34'31"W	291.26'
L34	N3°34'31"W	291.26'
L35	S80°11'24"E	100.01'
L36	S52°18'52"E	34.66'
L37	N82°41'08"E	56.57'
L38	N37°41'08"E	610.52'
L39	S3°34'31"E	291.26'
L40	S37°41'08"W	610.52'
L41	S71°18'52"E	56.57'
L42	N37°41'08"E	115.00'
L43	S52°18'52"E	239.88'
L44	S80°11'24"E	100.01'



MATCH LINE SEE SHEET 4



LEGEND

-
- OVERALL TRACT BOUNDARY
 RIGHT OF WAY
 CENTERLINE OF R.O.W.
 INTERNAL LOT LINE
 EASEMENT LINE
 OFF-SITE PROPERTY LINE
 EXIST. FENCE
 OVERHEAD ELECTRIC LINE
 EXISTING CONTOUR
 PROPOSED PHASE LINE
 ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 FEMA ZONE AE FLOODPLAIN
 CORR CITY OF ROUND ROCK
 1% WSE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN WATER SURFACE ELEVATION

KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT



BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPE FIRM #F-312

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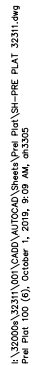
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MATCH LINE SEE SHEET 7

Sheet Number