



Legislation Text

File #: 2018-5317, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning approximately 117.53 acres, at the southeast corner of S. Kenney Fort Blvd. and E. Palm Valley Blvd. from the PUD (Planned Unit Development) No. 91 zoning district to PUD (Planned Unit Development) No. 113 zoning district, to be known as Kalahari PUD. (First Reading)*

This zoning application was filed by Vining & Associates, Inc., on behalf of the property owner City of Round Rock and developer Kalahari Resorts. The Kalahari PUD is proposed to apply to multiple properties which have various existing zoning designations, necessitating three (3) ordinances. This agenda item applies to the property east of S. Kenney Fort Blvd. that is currently zoned Planned Unit Development #91 (Bison PUD).

The property was annexed in 2006 and provided with AG (Agriculture) zoning. The current PUD zoning 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 proposal under consideration 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 and convention center to 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.

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

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 12-story resort hotel and convention center which serve 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 developer has stated they will use multiple materials in varying amounts, which is depicted on the renderings. Additionally, the developer's architect and general contractor have written a letter (attached) justifying their use of EIFS. 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.

The 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;
- Two left turn lanes for westbound traffic on E. Palm Valley Blvd. at Harrell Parkway;
- The extension of the existing left turn lane for westbound traffic on E. Palm Valley Blvd. at the Brushy Creek Regional Wastewater Treatment Plant; 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 on-site improvements and by 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 additional runoff.

Kalahari's engineering team completed a flood study, which was approved by city staff 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 representatives, city officials, and leadership of nearby neighborhood HOAs.

Planning & Zoning Commission Recommendation:

The Planning & Zoning Commission unanimously recommended in favor of the rezoning at their meeting on March 7, 2018. Three (3) citizens spoke during the public hearing, each one generally in favor of the proposed PUD. Specific concerns focused on the city's ability to properly enforce all rules and regulations regardless of the resort operator, particularly the noise ordinance; the safety of

cyclists and pedestrians on S. Kenney Fort Blvd.; and the quality of future development unrelated to Kalahari. Additionally, one commissioner raised concerns about the lesser building design standards as they apply to future development. The commissioner acknowledged the process the city undertook in 2017 to increase the standards by prohibiting Exterior Insulating Finishing Systems (EIFS) and creating a masonry requirement, and stated discomfort with the ability of a future land use in the PUD to be built entirely of EIFS. However, the Commission did not introduce or vote on a motion to alter the requirements.