



Kalahari Resort Project Open Houses Summary

June 6, 2017

More than 140 people attended two open houses, held May 9 and May 18 at Ridgeview Middle School, for input on the Kalahari Resort project. We truly appreciate the feedback received from all who attended. It will help inform the Planned Unit Development (PUD) zoning for the 351-acre site.

At the meetings, attendees were able to ask questions and offer comments to City planners, transportation staff, public safety officials and Assistant City Manager Brooks Bennett, as well as Bill Otto, Executive Vice President, and Steve Pine, Director of Development, of Kalahari. Members of the Round Rock City Council attended as well.

We've grouped the input received by category. This isn't an exhaustive list of all the input received, but we believe it covers most of what we heard. If you think we've missed something here, please let us know at kalahari@roundrocktexas.gov. This document will be shared with the City Council and the Planning and Zoning Commission.

Impact on Property Values

While this issue isn't a part of the formal PUD process, some residents expressed concern with the impact of the project on their home values.

- There are many factors that go into the valuation of residential property, including national, state and regional economic conditions, as well as neighboring development. According to its website, the Williamson Central Appraisal District compares a home to similar homes that have sold recently and determines the value accordingly. In other words, it is valued based on the sales of similar properties. Other considerations include age, size, condition and quality of construction of the home.

- Last summer, when Kalahari announced its intention to locate in Round Rock, we spoke with four persons familiar with the Great Wolf Lodge in Grapevine, Texas – two Realtors with well-known agencies who specialize in residential sales in that market, a manager at the appraisal district in Tarrant County, and an economic development professional at the Grapevine Chamber of Commerce. If you're not familiar with Great Wolf, it is a chain of family resort/indoor water park destinations and is a competitor of Kalahari. The opinions of the folks we spoke to were that residential market values increased slightly as a result of the Great Wolf development.

PUD Approval Process

We did receive at least one comment from someone who felt the chart showing the process was misleading, in that it appears to show public input being sought early in the process. The chart depicts the zoning approval process, and is accurate. We understand the complaint was more about there being no public meetings for input about the project before and after Kalahari announced in June 2016 its intention to build a resort here. That said, more than 2,500 people engaged about the project on the City's Facebook page, as well as via email and at City Council meetings, in the six months between the announcement and the Dec. 15 City Council votes on the formal agreements with Kalahari.

Transportation

There was a lot of concern expressed about the impact the resort would have on traffic, particularly on U.S. 79.

- This project is large, no doubt, but we believe visitors to the resort likely won't have much of an impact on rush hour traffic because they won't be on an 8-to-5 schedule. They'll come and go throughout the day. There will be a need to provide improved access to the property, so the City is designing improvements to both U.S. 79 and Kenney Fort Boulevard. Those improvements will benefit other motorists, not just Kalahari visitors.
- The Kalahari development means the extension of Kenney Fort Boulevard to SH 45 could be built sooner than originally anticipated. The design of the extension is currently under way, and Williamson County is contributing voter-approved bond funds to the design because it is considered a regional roadway.
- When compared to other potential development options for the 351 acres, the resort has the least traffic impact. There is currently zoning on 145 acres on the site that would allow commercial and mixed use development to include retail, office parks, townhomes, apartments and a hotel up to 15 stories. If the 351 acres were developed as a single family home subdivision, there could be up to 1,400 homes built. Both of those options would have significantly more impact on traffic, particularly at rush hour.

We did receive one written question on Transportation: *Has a timeline for improvements to area roads been developed, in particular Red Bud and Gattis School Roads?*

- Gattis School Road corridor enhancements from Via Sonoma to Red Bud are currently being studied. We hope to begin acquiring right of way this winter.
- There is no timeline for Red Bud improvements; though the Gattis School Road project will include improvements to Gattis School-Red Bud intersection.

Public Safety

We didn't receive a lot of questions about the project's impact to police and fire service. There was a question about whether a new fire station would be needed to be built to serve it; the answer is no. There were questions and comments about safety on the Brushy Creek Regional Trail that runs on the south side of the creek. From Police Chief Allen Banks: "Officers, along with trained civilian volunteers, will be visible on the trails patrolling when time permits. We will be utilizing bicycles, 4-wheelers or recreational off-road vehicles in order to show our presence on the trails. Our goal is to make the trails safe and fun for everyone!"

Site Plan/Uses Requested by Kalahari

Noise coming from the resort was a frequently cited concern.

- Kalahari officials addressed this issue in a written statement subsequent to the meetings: "Many factors were thought through before deciding where to locate the outdoor waterpark, positioning away from the surrounding neighborhoods was a key consideration. Proximity to Dell Diamond and Old Settlers Park and Hwy 79 frontage was also considered as this is where we envision many of our day-use guests to arrive from. ... The outdoor waterpark closes nightly at dusk, there will not be activity in this zone after dark."

Light from the parking lots was another concern we heard. We received the following written question: *What are (rules) for regulating overnight lighting - setting/specifying hours.*

- We have ordinances that prohibit spillover onto adjacent properties as well as a maximum height on light poles. Here's the language in the Code of Ordinances:

Site lighting design requirements

Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district
Light source (lamp). Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.

Mounting. Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

Height of fixture. The height of a fixture shall not exceed 25 feet.

Excessive illumination

Interferes with use or enjoyment. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted.

Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this

section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.

Glare or is excessive. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

Written comments received

- *Please plan for a much larger convention center. As shown, it is land locked. 10 years from now we will need 3 to 4 times the size.*
- *Nearby residents do not want this ugly, loud eyesore right by our homes and adjacent to beautiful, quiet, peaceful Brushy Creek Trail. Very upset about this.*
- *Corporate interest over constituents' interests.*
- *Concerns - Traffic on 79, flooding, noise and property values.*
- *Concerns: light pollution, noise pollution, guest trail access, building height*
- *I thought it was an indoor not outdoor water park.*
- *Flooding/water*
- *Lowered property values*

Potential Future Uses

Written comments received

- *Concerned about petting zoo in Phase 2 and height of potential high tech golfing range.*
- *I don't want to see, hear or smell this from my home.*
- *No golf driving range*
- *No theme park*
- *No petting zoo*
- *No aquarium*
- *High level of concern over amplified noise from "small venue amphitheater/outdoor music*
- *No connectivity of Kalahari to Brushy Creek Trail system + I*
- *No outdoor water park*
- *Absolutely no outdoor (or indoor) music venue*
- *No rec. lake*
- *Just no*
- *Employee housing means a direct non-guest impact to trails and neighbors ignored by everyone to whom we've spoken*
- *No screaming children outside*
- *No fireworks please*
- *Please offer a resident discount. I live a mile away*
- *I like the trails and creek. Please don't ruin them with this.*

Methods to Mitigate Impact on Neighbors/Proximity to Homes

Here is a statement from Kalahari regarding concerns raised by a committee of the Sonoma Homeowners Association.

“On the first issue of building a wall and landscape berms – the contours of the property are such that we believe that a wall/berm would have no effect on the listed concerns: blocking sound, sight lines and keeping out non-guests. The location that the hotel/resort is shown at is the highest spot of the property. The Sonoma Neighborhood is also elevated. There is no practical benefit to constructing these proposed barriers. Our landscaping will be designed such to provide beauty for our guests and with consideration of view corridors from the adjacent neighborhoods.

“Many factors were thought through before deciding where to locate the outdoor waterpark, positioning away from the surrounding neighborhoods was a key consideration. Proximity to Dell Diamond and Old Settlers Park and Hwy 79 frontage was also considered as this where we envision many of our day use guests to arrive from. Shading from afternoon sunlight exposure is also a consideration. The proposed location addresses this concern well. The outdoor waterpark closes nightly at dusk, there will not be activity in this zone after dark. Special consideration will be given to landscaping to enhance the experience for our guests and for our neighbors viewing from a distance.

“We are reviewing the service road layout for sound attenuation options. Back-up beepers are not allowed at our other resorts before 8 AM and after 8pm, primarily to control our guest’s comfort and experience. It is clear this policy will be beneficial to our neighbors as well.

“As far as getting a better look at phase II programming the timing is premature. We have been focused on developing our core Kalahari Resort. Development of the balance of the site will come at a later date. A list of proposed uses for phase II has been submitted in the PUD. All of the planned uses are in keeping with our family-resort model.

“We are still developing the exterior look of the resort. More details, including building materials will follow in the upcoming months.

“We will not lose focus on the noise concerns that have been raised, much the contrary. We are always thinking about ways to enhance our guest’s experience which includes a safe and enjoyable environment, similar to the desires you have expressed. We pride ourselves on being good neighbors. We are proud to be coming to Round Rock and being a part of this special community.”

Utilities

Many questioned whether Kalahari would be required to follow the same watering restrictions as other City utility customers.

- The answer is yes.
- The City has an incentive for Kalahari to tap into the City's Reuse Water system for non-potable uses like irrigation and cooling towers, which would offset future peak potable water demand at the development

There were also questions about the impact of runoff from the resort, future development and the associated parking lots, into Brushy Creek.

- The City has requirements to address storm water runoff from new development to prevent adverse impacts to downstream properties. Developers are required to submit a study and design a drainage system to detain and release storm water in a controlled manner. This study and drainage infrastructure is reviewed by a licensed engineer(s) with the City to ensure it is compliance with City Code.