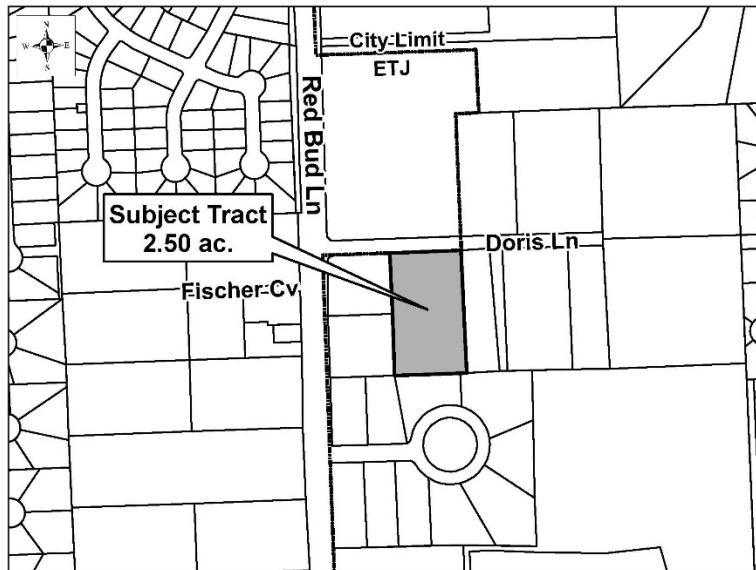


**Doris Lane Townhomes
Original Zoning ZON24-00004**



CASE PLANNER: Alice Guajardo

REQUEST: Approval of original zoning of 2.50 acres to TH (Townhouse) district

ZONING AT TIME OF APPLICATION: ETJ/unzoned

DESCRIPTION: 2.50 acres out of the J.H. Randall Survey, Abstract No. 531

CURRENT USE OF PROPERTY: A single family home

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Doris Ln ROW and SR (Senior) zoned housing development

South: Unzoned – ETJ

East: Unzoned – ETJ

West: Unzoned – ETJ

PROPOSED LAND USE: Townhome Development

TOTAL ACREAGE: 2.50 acres

Owner:
Danny Cruz
3809 Doris Ln.
Round Rock, TX 78664

Applicant:
SSM Design Group, LLC
Vincent Shaw
507 Denali Pass, Ste. 602
Cedar Park, TX 78613

Developer:
SSM Design Group, LLC
Vincent Shaw
507 Denali Pass, Ste. 602
Cedar Park, TX 78613

**Doris Lane Townhomes
Original Zoning ZON24-00004**

HISTORY: The subject tract is currently unzoned and located in the City's extraterritorial jurisdiction (ETJ).

DATE OF REVIEW: April 17, 2024

LOCATION: Generally located east of Red Bud Ln and south of Doris Ln.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the extraterritorial jurisdiction (ETJ) of the City and therefore has no assigned zoning district or land use regulations. An application for annexation is currently under review and will proceed to City Council with this application for original zoning.

The 2030 Future Land Use Map designates the subject tract as residential which provides for townhome development which is further defined as low-density multifamily. The Round Rock 2030 Comprehensive Plan recommends the City consider rezoning proposals, such as Townhouse zoning, that provide for alternative housing forms that meet the needs of our growing population.

Traffic, Access, and Roads: The Red Bud Lane South CIP improvements will include improvements to the Doris Lane/Red Bud intersection and widen approximately 150' of Doris Lane to a three-lane section. Roadway impact fees will be assessed based on the date of plat recordation and charged at the time of building permit.

TH District: The Townhouse zoning district provides an alternative housing option to single family residential and higher density multifamily development. The district often provides a transition between lower intensity residential uses and more intensive uses. Townhouse is defined as a residential structure consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access. Development standards include:

- Townhouses shall not exceed 12 dwelling units per acre but can increase to 14 units per acre with specific design standards.
- Building height is allowed up to 3-stories with specific orientation standards.

Proposal: The proposed use for the subject property is a 20-unit townhouse development.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to TH (Townhouse) district.



