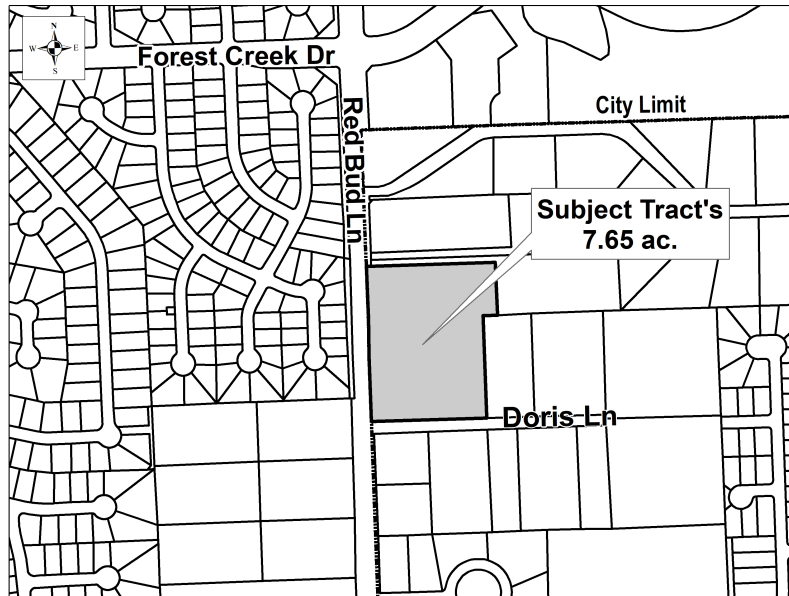


**Legacy Senior Residences II Original Zoning  
ZONING ZON2004-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of original zoning to SR (Senior)

**ZONING AT TIME OF APPLICATION:** ETJ (extraterritorial jurisdiction)

**DESCRIPTION:** 7.65 acres out of the John H. Randall Survey, Abstract No. 531

**CURRENT USE OF PROPERTY:** large lot single family

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: large lot single family  
 South: office (across Doris Lane)  
 East: large lot single family  
 West: single family and fire station (across Red Bud Lane)

**PROPOSED LAND USE:** senior multi-family

**TOTAL ACREAGE:** 7.65

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**Owner:**  
 Webster-Brostad Family Revocable Trust  
 William Fielder Webster  
 3800 Doris Ln.  
 Round Rock, TX 78664

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**Agent:**  
 Cornerstone Associates, LLC  
 Brad Schwab  
 209 South 19th Street, Suite 100  
 Omaha, NE 68102

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**Legacy Senior Residences II Original Zoning**  
**ZONING                      ZON2004-002**

**HISTORY:** On April 23, 2020, the City Council held a public hearing and approved a resolution of non-objection regarding a senior multifamily housing project on this site. This action was required in order for the project to be eligible for tax credit financing from the Texas Department of Housing and Community Affairs. At the same meeting, an agreement with Cornerstone Associates was approved, expressing the City's approval of the tax credit application and the developer's agreement to build the project according to the SR (Senior) zoning district standards, not to request tax exemptions or abatements, and to pay all applicable impact fees.

**DATE OF REVIEW:** May 20, 2020

**LOCATION:** Northeast corner of Red Bud Ln. and Doris Ln.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan 2020 designates the site for residential. It is currently within the City's ETJ (extraterritorial jurisdiction).

Traffic, Access, and Roads: The site has frontage on Red Bud Lane and Doris Lane, with existing driveways on both. The projected number of multifamily units does not meet the threshold for requiring a TIA (Traffic Impact Analysis). Widening of Red Bud Lane from the existing three-lane section to a five-lane section, which includes a center turn lane, is currently under design as a part of the City's Capital Improvement Program. Doris Lane is a two-lane rural roadway that has not been improved to urban standards. The section of Doris Lane adjacent to the site may need to be improved as part of the development of the site.

Water and Wastewater Service: Upon annexation, the City will provide water and wastewater services to the site.

Senior (SR) zoning district: The Senior zoning district is designed to provide for housing that is occupied solely by seniors, which are persons age 55 or older. The Code defines senior housing as housing that is occupied by at least one person who is age 55 or older in at least 80% of the total number of units. The development must also adhere to a policy that demonstrates an intent to house seniors.

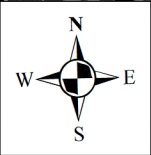
The maximum height of buildings in the district is 4 stories, unless the site shares a common lot line with single-family or two family uses. In this case, the maximum height is 3 stories. The buildings must provide variation of their front elevations and special design features. At least 25% of the required parking must be covered or garage enclosed.

Proposed Project: A three-story, 200 unit complex with a mix of studios, one-bedroom and two-bedroom units is planned.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning of the property to the Senior (SR) zoning district.





**Forest Creek Dr**

**Red Bud Ln**

**City Limit**

**Subject Tract's  
7.65 ac.**

**Doris Ln**

