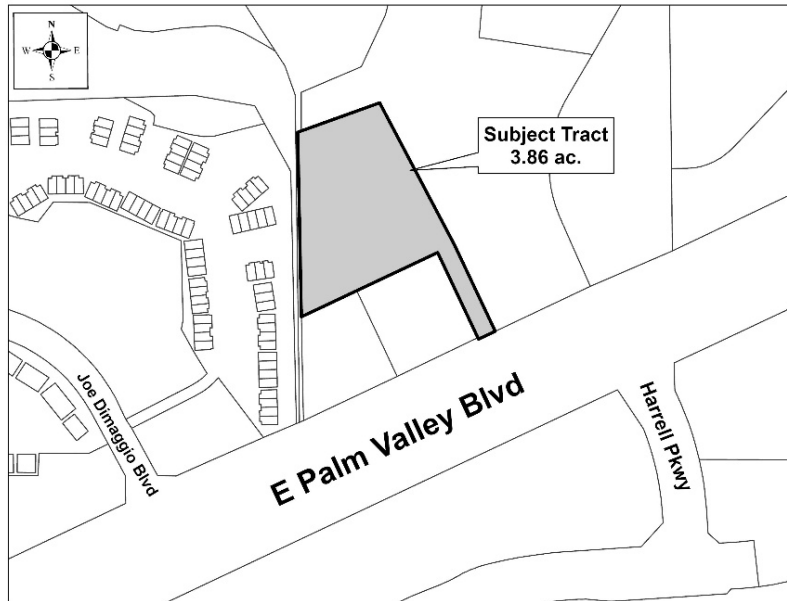


**3260 E Palm Valley  
Rezoning ZON25-00007**



**CASE PLANNER:** Parker Hall

**REQUEST:** The applicant requests to rezone approximately 3.86 acres from OS (Open Space) to C-1a (General Commercial - Limited).

**ZONING AT TIME OF APPLICATION:** OS (Open Space)

**DESCRIPTION:** 3.86 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** RV Park

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Open Space

**ADJACENT LAND USE:**

North: Open Space/Old Settlers Association  
 South: Commercial  
 East: Open Space/Old Settlers Association  
 West: Commercial

**PROPOSED LAND USE:** Commercial (hotel)

**TOTAL ACREAGE:** 3.86 acres

<b>Owner:</b> Old Settlers Association Buddy Michna 3300 E Palm Valley Blvd Round Rock, TX 78665	<b>Applicant:</b> MVRK Real Estate Partners Andy Heard and Vinyl Manohar 1221 S MoPac Expy Suite 350 Austin, TX 78746	<b>Developer:</b> MVRK Real Estate Partners Andy Heard and Vinyl Manohar 1221 S MoPac Expy Suite 350 Austin, TX 78746
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**3260 E Palm Valley  
Rezoning ZON25-00007**

**HISTORY:** The 3.86 acre subject tract is zoned OS (Open Space) and has been since annexation in 1990.

**DATE OF REVIEW:** December 17, 2025

**LOCATION:** North of E Palm Valley Blvd and east of Joe Dimaggio Blvd

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Round Rock 2030 Future Land Use Map (FLUM) designates the property for Open Space. A FLUM amendment to the Commercial designation is under consideration as a separate agenda item (F.2).

Location criteria: The Round Rock 2030 Comprehensive Plan provides location criteria for each land use category. Pertinent to the subject tract, the Plan states that Commercial land use designation should be located at an extension of an established commercial area that does not conflict with adjacent residential uses. With established Commercial use to the south and west of the tract, the tract meets the location criteria for Commercial land use. Additionally, the tract is in close proximity to the Harrell Parkway and E Palm Valley intersection, placing it at one of the busiest parts of town.

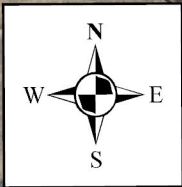
Traffic, Access, and Roads: The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with city standards.

Rezoning Request to C-1a (General Commercial - Limited): The purpose of the C-1a (General Commercial - Limited) zoning district is to establish and preserve areas of low-medium intensity land use primarily devoted to limited general commercial activities. Examples of general commercial uses include hotels, retail sales and services, restaurants, and offices, among other uses. C-1a has 5-story height limit and prohibits some commercial uses such as auto body and painting shops, self-service storage, and recreational vehicle parks. Commercial zoning will enable redevelopment to a much higher and better use than an RV park and which will serve visitors to OSP, Dell Diamond, Kalahari, etc.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from OS (Open Space) to C-1a (General Commercial - Limited).





**Subject Tract  
3.86 ac.**

**Joe Dimaggio Blvd**

**E Palm Valley Blvd**

**Harrell Pkwy**



