

**3260 E Palm Valley Blvd FLUM Amendment
Comprehensive Plan Amendment CPF25-00004**

HISTORY: The subject tract was annexed in 1990 and designated as Park and Open Space in the General Plan 1990. It was designated as Open Space in General Plan 2000 and General Plan 2020. Round Rock 2030 continues to designate the tract as Open Space. The land was originally owned by the Old Settlers Association, which serves as a gathering and educational space to perpetuate Williamson County's heritage, designating this as open space has been in alignment with their mission.

DATE OF REVIEW: December 17, 2025

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

REQUEST: The applicant requests to amend approximately 3.86 acres on the Round Rock 2030 Future Land Use Map (FLUM) from the Open Space designation to the Commercial designation.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan: The 2030 FLUM designates the property for Open Space.

Amendment Policies: The Round Rock 2030 Comprehensive Plan encourages that the Commercial land use designation is used for any parcel or tract of land that is appropriate for the provision of retail sales and services to the public, provided it complies with the FLUM's location criteria for Commercial development. Commercial uses can serve neighborhood, community and regional customers. A rezoning request from OS (Open Space) to C-1a (General Commercial - Limited) is under consideration as a separate agenda item (F.3).

The Comprehensive Plan designation of Commercial land use allows for the provision of retail sales and services to the public with the following location criteria:

1. At the intersection of two arterial roadways or an arterial/major collector; or
2. At an extension of an established commercial area that does not conflict with adjacent residential uses.

With the existing commercial use to the south of the tract, this property meets the second location criteria above.

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) amendment from Open Space to Commercial.



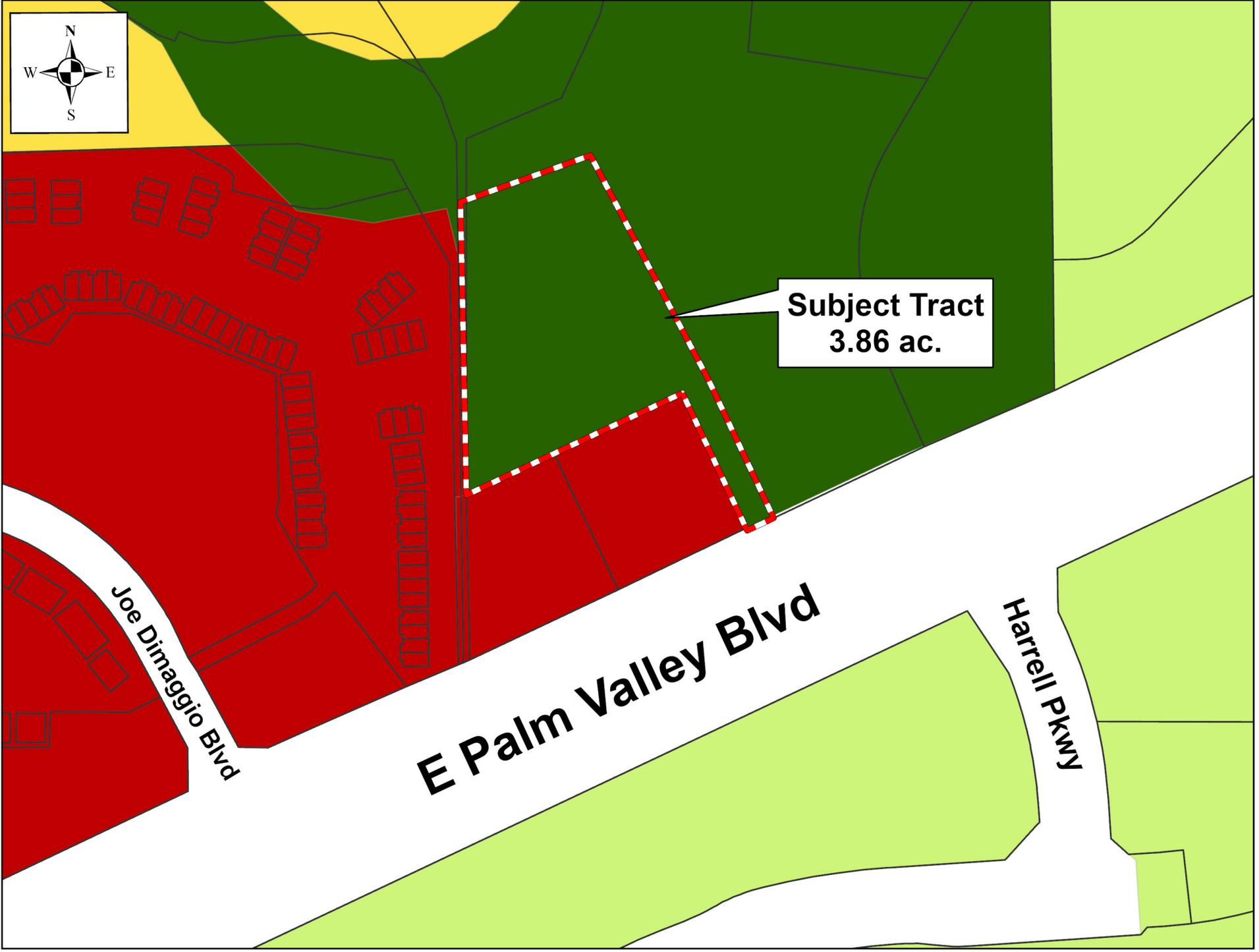
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