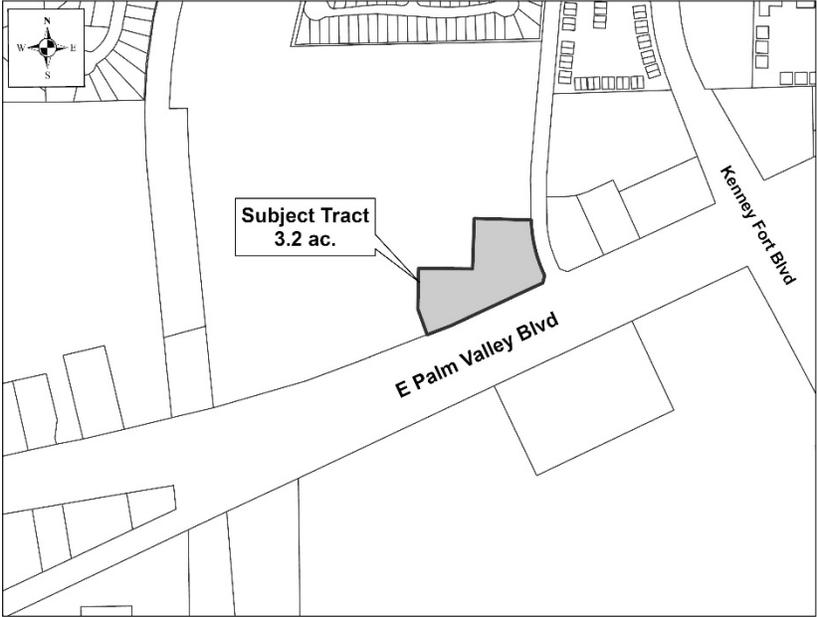


**2500 E Palm Valley
Rezoning ZON25-00005**



CASE PLANNER: Parker Hall

REQUEST: The applicant requests to rezone approximately 3.2 acres from PF-3 (Public Facilities- High Intensity) to C-1a (General Commercial - Limited).

ZONING AT TIME OF APPLICATION: PF-3

DESCRIPTION: 3.2 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Public Facilities

ADJACENT LAND USE:
 North: Church/Cemetery
 South: E Palm Valley Blvd ROW
 East: Vacant - future Joe DiMaggio Blvd ROW
 West: Church

PROPOSED LAND USE: Commercial

TOTAL ACREAGE: 3.2 acres

Owner: Palm Valley Lutheran Church Jennifer Kendrick PO BOX 8266 Round Rock, TX 78683-8266	Applicant: Hagood Engineering Associates, Inc. Raquel Saenz 900 E Main St Round Rock, TX 78664	Developer: Palm Valley Lutheran Church Jennifer Kendrick PO BOX 8266 Round Rock, TX 78683-8266
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**2500 E Palm Valley
Rezoning ZON25-00005**

HISTORY: The 3.2 acre subject tract is currently zoned PF-3 (Public Facilities – High Intensity). Previously, a portion of the tract was located within City Limits and the remainder within the ETJ. The area located within the City limits was zoned SF-2 (Single Family – Standard Lot). Upon annexation of the remaining acreage in 2008, the entire tract was rezoned to PF-3 (Public Facilities – High Intensity).

DATE OF REVIEW: October 15, 2025

LOCATION: North side of E Palm Valley Blvd and west of Kenney Fort Blvd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Future Land Use Map (FLUM) designates the property for Public Facilities. A FLUM amendment is under consideration as a separate agenda item (F.1).

Location criteria: The Round Rock 2030 Comprehensive Plan provides location criteria for each land use category. Pertinent to the subject property, the Plan states that Commercial land use designation should be located at the intersection of two arterial roadways or an arterial/major collector. With the expansion of Joe DiMaggio Blvd, the subject tract will be situated at the intersection of Joe DiMaggio Blvd and E. Palm Valley Blvd, thus meeting the location criteria.

Traffic, Access, and Roads: The Church has an existing driveway stub on East Palm Valley Blvd. that will be their lone access point along that corridor. Any driveway on future Joe DiMaggio Blvd. will be required to align with a planned driveway across the street that serves the Center at Plam Valley development, which is under construction.

Rezoning Request to C-1a (General Commercial - Limited): The Palm Valley Lutheran Church is the applicant for this rezoning request. The intent of the rezoning is to create stability for the Church's financial future by marketing the tract for commercial development.

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 retail sales and services, restaurants, and offices, among other uses.

RECOMMENDED MOTION:

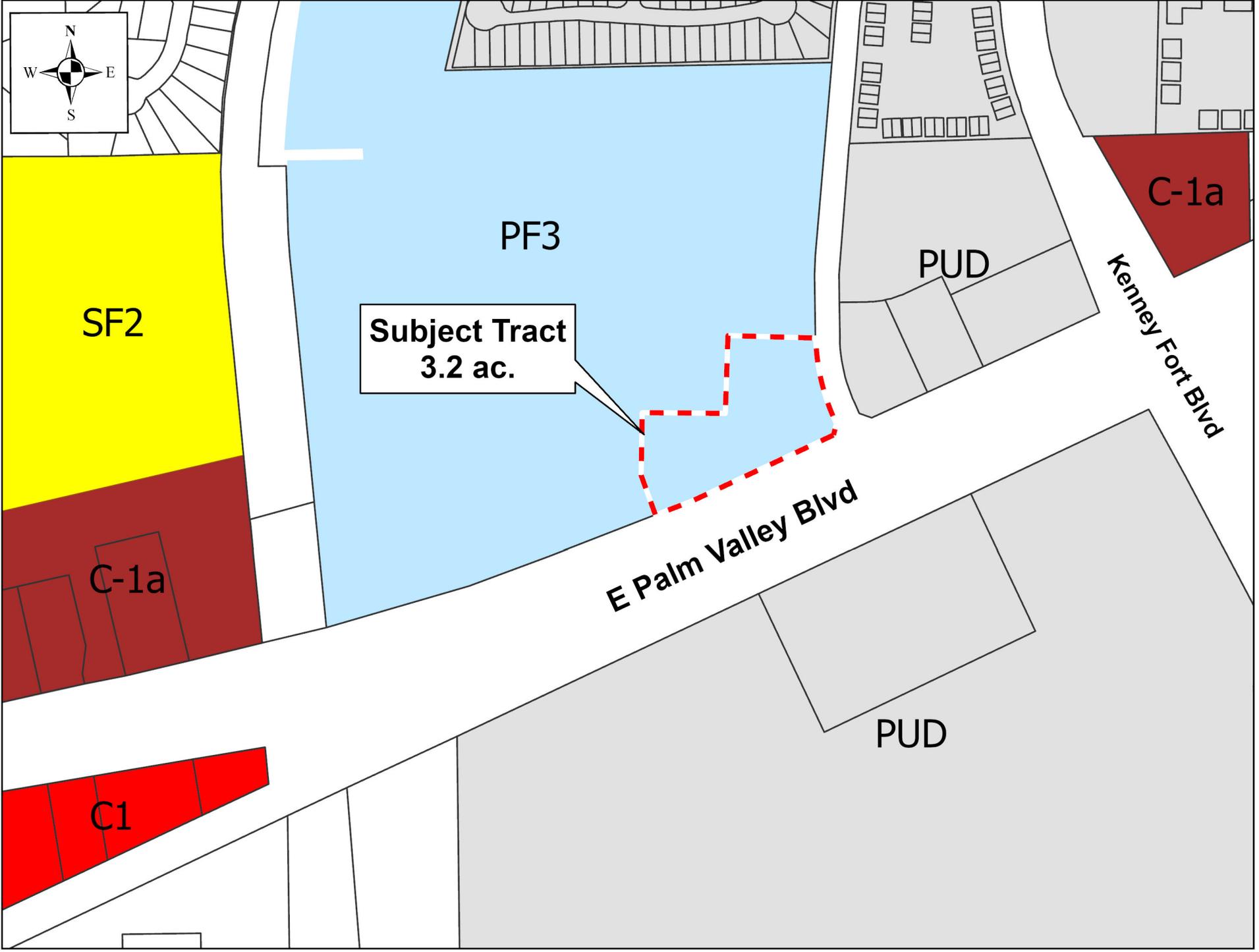
Staff recommends approval of the rezoning from PF-3 (Public Facilities - High Intensity) to C-1a (General Commercial - Limited).



**Subject Tract
3.2 ac.**

E Palm Valley Blvd

Kenney Fort Blvd



SF2

PF3

PUD

C-1a

Kenney Fort Blvd

Subject Tract
3.2 ac.

E Palm Valley Blvd

C-1a

PUD

C1