

**2500 E Palm Valley FLUM Amendment
Comprehensive Plan Amendment CPF25-00002**

HISTORY: The General Plan 2000 designated the subject tract with a split land use designation of Residential and Commercial. During the update to the General Plan 2020 (developed in 2010), the land use designation for the tract was revised to Public Facilities to reflect the church use. Round Rock 2030 continues to designate the tract as Public Facilities.

DATE OF REVIEW: October 15, 2025

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

REQUEST: The applicant requests to amend approximately 3.2 acres on the Future Land Use map from the Public Facilities designation to the Commercial designation.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan: The 2030 FLUM (Future Land Use Map) designates the property for Public Facilities.

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. Commercial uses can serve neighborhood, community and regional customers. A rezoning request from PF-3 (Public Facility- High Intensity) to C-1a (General Commercial- Limited) is under consideration as a separate agenda item (F.2).

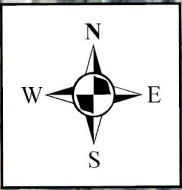
The Comprehensive Plan designation of Commercial land use allows for the provision of retail sales and services to the public with the following location criteria:

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 planned expansion of Joe DiMaggio Blvd, the subject tract will be situated at the intersection of Joe DiMaggio Blvd and US 79, meeting the first location criteria above.

RECOMMENDED MOTION:

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



Subject Tract
3.2 ac.

E Palm Valley Blvd

Kenney Fort Blvd

