

**802 E Palm Valley FLUM Amendment
Comprehensive Plan Amendment CPF25-00001**

HISTORY: The subject tract is a vacant lot that was zoned OF-1 (General Office) in 2006. It was previously zoned SF-2 (Single Family – Standard Lot).

DATE OF REVIEW: May 21, 2025

LOCATION: Generally located on the north side of E Palm Valley Blvd. and east of Egger Ave.

REQUEST: The applicant requests to amend approximately 0.47 acres on the Future Land Use map from the Residential to the Mixed Use land use designation.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan: The 2030 Future Land Use Map designates the subject tract as Residential.

Amendment Policies: The Round Rock 2030 Comprehensive Plan encourages mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure. The land use designation is intended for general use rather than being location specific and provides opportunities to facilitate the development of infill lots. A rezoning request from OF-1 (General Office) to MU-R (Mixed – Use Redevelopment and Small lot) is under consideration as a separate agenda item (F.2).

The Comprehensive Plan designation of Mixed Use allows for mixed-use developments with the following location criteria:

Generally, the land must be located so that the mixed-use is compatible with the surrounding area and is supported by employment and transportation infrastructure. The designation of this specific area for mixed-use development meets the following guidelines:

- For smaller parcels, mixed-use land use designations should be located along commercial collector or arterial roadways where the desired development or redevelopment cannot be accommodated with existing commercial district standards.

The subject tract meets the location criteria above.

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) amendment from Residential to Mixed Use.



Lilac Dr

Egger Ave

Subject Tract
0.47 ac.

E Palm Valley Blvd