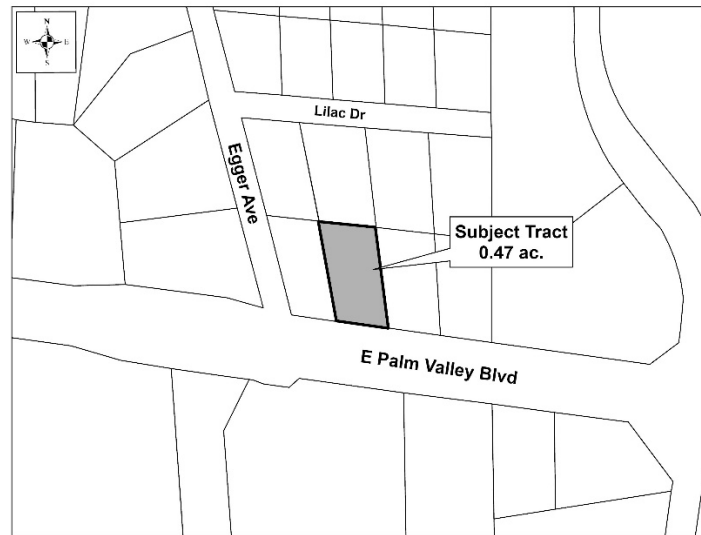


**802 E Palm Valley
Rezoning ZON25-00002**



CASE PLANNER: Alice Guajardo

REQUEST: Approval of rezoning of 0.47 acres from the OF-1 (General Office) district to the MU-R (Mixed Use - Redevelopment) district

ZONING AT TIME OF APPLICATION: OF-1 (General Office)

DESCRIPTION: 0.47 acres out of the W Harris Survey, Abstract No. 288

CURRENT USE OF PROPERTY: Vacant lot

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential – A Comprehensive Plan amendment request to amend the FLUM from Residential to Mixed Use is under consideration as a separate agenda item (F.1).

ADJACENT LAND USE:

North: SF2 – single family residential
 South: E Palm Valley Blvd. ROW
 East: OF-1 – multi-tenant commercial
 West: OF-1 – professional services

PROPOSED LAND USE: Mixed-use to include commercial establishments

TOTAL ACREAGE: 0.47 acres

Owner: Rajalaxmi Angadi AASRA LLC 4112 Remington Rd. Cedar Park, TX 78613	Applicant: Rajalaxmi Angadi AASRA LLC 4112 Remington Rd. Cedar Park, TX 78613	Developer: Rajalaxmi Angadi AASRA LLC 4112 Remington Rd. Cedar Park, TX 78613
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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.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the city limits and zoned OF-1 (General Office).

The 2030 Future Land Use Map (FLUM) designates the subject tract as residential. The MU-R zoning district is not supported by the Residential land use designation in the FLUM. As such, a FLUM amendment from Residential to Mixed Use is under consideration as a separate agenda item (F.1). 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.

Specifically, redevelopment mixed-use (MU-R) should be located on small lots along commercial collector or arterial roadways where the desired development or redevelopment cannot be accommodated with existing commercial district standards. This tract meets these criteria.

The intent of mixed-use zoning districts is to permit flexibility in land uses and building densities not accommodated by traditional zoning districts. This allows a variety of uses to locate in the same building, site, or block, and in structures of varying size and design. The MU-R zoning district, in particular, limits uses to a neighborhood scale and provides protections to ensure compatibility with surrounding properties.

MU-R District: The Mixed-Use zoning district allows for the development of small lots where the desired development or redevelopment cannot be accommodated with existing non-residential development district standards.

The rezone to MU-R will permit the use of commercial establishments with the following supplementary standards:

1. Freestanding restaurants/bars shall locate any outdoor eating, drinking, or entertainment areas, patios, drive-through lanes, speaker boxes, and associated facilities a minimum of 150 feet from any residential property line.
2. Restaurants/bars in a multi-tenant building. In the *MU-R* district, all outdoor eating, drinking, or entertaining areas, patios, drive-through lanes, speaker boxes, and associated facilities with a restaurant/bar in a multi-tenant building shall be located more than 150 feet from any residential property line.

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3. Retail sales and services in the *MU-R* districts are subject to the following standards:

Prohibited uses: Animal boarding; attached wireless transmission facilities; art and craft studios with welding or heavy machinery; auto parts sales; auto repair and body shops; auto sales, rental, and leasing facilities; boat sales; camper sales; campgrounds; car washes; donation centers; flea markets; gasoline and fuel sales; heavy equipment sales; machinery repair and services; manufactured home sales; mini-warehouses; monopoles; mortuaries; pawn shops; portable building sales; recycling centers; self-enclosed monopoles; self-service storage; sexually oriented businesses; shooting/archery ranges; taxidermists; wholesale nurseries; and wrecking yards.

4. *MU-R* Setbacks and Development Standards:

- a. Maximum front setback from street (ROW) – 10 ft.
- b. Minimum rear setback (abutting single-family) – 10 ft.
- c. Minimum side setback – 0 ft.
- d. Maximum building height – 3 stories/50 ft.
- e. Compatibility standards:
 - i. all nonresidential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, natural stone, simulated stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six feet in height, along every property line which is shared with a SF or TF use and is not in the street yard.

Traffic, Access, and Roads: This property is impacted by the adopted Transportation Master Plan, specifically the widening of US-79 to a 5-lane divided roadway and acquisition of additional right-of-way. Roadway impact fees will be assessed based on the date of plat recordation and charged at the time of building permit.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF-1 (General Office) to *MU-R* (Mixed Use - Redevelopment) district.





Lilac Dr

Egger Ave

SF-2

OF-1

Subject Tract
0.47 ac.

E Palm Valley Blvd

PUD

C-1