



City of Round Rock

Planning and Zoning Commission

Meeting Agenda

Chairman Casey Clawson
Vice Chair J. Hollis Bone
Alternate Vice Chair Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Amir Memic
Commissioner Richard Pumphrey
Commissioner Rob Wendt
Commissioner James Holloway

Wednesday, September 3, 2025

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. APPROVAL OF MINUTES:

E.1 [Consider approval of the minutes for the August 20, 2025, Planning and Zoning Commission meeting.](#)

F. CODE AMENDMENTS

F.1 [Consider public testimony, and a recommendation concerning the proposed amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III – Zoning and Development Code, Chapters 1, 2, and 8, regarding Downtown Mixed-Use Zoning Districts.](#)

G. ZONING:

"Downtown is defined geographically beginning with the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the approximate centerline of Brushy Creek, then proceeding south along said edge of the northbound frontage road to the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding northeast along the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding north along the property line between 1099 East Main Street and 1201 East Main Street, then proceeding east along East Main Street, then proceeding north along the eastern property line of 1280 East Main Street, then proceeding north along the western property line of 1116 East Austin Avenue to the approximate centerline of Brushy Creek, then proceeding west along the approximate centerline of Brushy Creek to the eastern edge of the northbound frontage road of Interstate Highway 35, being the point of beginning."

- G.1 [Consider public testimony and a recommendation to rezone certain parcels of land located in the area defined as Downtown to the MU-2 \(Mixed-Use Downtown Medium Density\) district, said parcels being listed on Exhibit "A" and being shown on the accompanying map.](#)
- G.2 [Consider public testimony and a recommendation to rezone certain parcels of land located in the area defined as Downtown to the MU-L \(Mixed-Use Limited\) district, said parcels being listed on Exhibit "B" and being shown on the accompanying map.](#)
- G.3 [Consider public testimony and a recommendation to rezone certain parcels of land located in the area defined as Downtown to the OS \(Open Space\) district, said parcels being listed on Exhibit "C" and being shown on the accompanying map.](#)

H. STAFF REPORT:

- H.1 [Consider an update regarding Council actions related to Planning and Zoning items.](#)

I. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

*§551.071 Consultation with Attorney
§551.072 Deliberations regarding Real Property
§551.073 Deliberations regarding Gifts and Donations
§551.074 Personnel Matters
§551.076 Deliberations regarding Security Devices
§551.087 Deliberations regarding Economic Development Negotiations*

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 28th day of August 2025 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

*/ORIGINAL SIGNED/
Kaitlyn Ippolito, Deputy City Clerk*