

City of Round Rock
Meeting Minutes
Planning and Zoning Commission

Wednesday, September 3, 2025

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 3, 2025, in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Clawson called the meeting to order at 6:00 PM.

ROLL CALL

- Present** 8 - 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
- Absent** 1 - Commissioner James Holloway

PLEDGES OF ALLEGIANCE

*Chairman Clawson led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the August 20, 2025, Planning and Zoning Commission meeting.

A motion was made by Alternate Vice Chair Dominguez, seconded by Commissioner Emerson, to approve the minutes. The motion passed by the following vote:

- Aye:** 8 - Chairman Clawson
 Vice Chair Bone
 Alternate Vice Chair Dominguez
 Commissioner Emerson
 Commissioner Huckabay
 Commissioner Memic
 Commissioner Pumphrey
 Commissioner Wendt
- Nay:** 0
- Absent:** 1 - Commissioner Holloway

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.

*Joelle Jordan, Principal Planner, made the staff presentation.
Due to a conflict of interest, Commissioner Wendt abstained from Commissioner discussion and voting on this item.*

*Chairman Clawson opened the hearing for public testimony.
The following citizens spoke during the public hearing regarding the Code Amendment:*

- 1) Ella Sauls Morrison, 2005 Walsh Dr/608 Spring St, Round Rock, TX 78664*
- 2) Judy Anderson, 1169 Renaissance Trl, Round Rock, TX 78665*
- 3) Cathey Carter, 606 Pecan Ave, Round Rock, TX 78664*
- 4) Mario Carlin, 205 E Milam, Ave, Round Rock, TX 78664*
- 5) Brent Campbell, 2615 Brunston Ct, Round Rock, TX 78681*
- 6) Patti Jordan, 207 N Stone St, Round Rock, TX 78664*
- 7) Sherlan Priest - No address provided*
- 8) Ramsey Andrews, 606 E Main St, Round Rock, TX 78664*
- 9) Leah Clark, 405 Dove Heaven, Round Rock, TX 78664*
- 10) Christine Bulot, 612 Circle Ave, Round Rock, TX 78664*

There being no further testimony, the public hearing was closed.

A motion was made by Vice Chair Bone, seconded by Commissioner Huckabay, to Recommend for City Council Approval. The motion passed by the following vote:

Aye: 7 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Pumphrey
Abstain: 1 - Commissioner Wendt
Absent: 1 - Commissioner Holloway

ZONING:

The Planning and Zoning Commission went into recess at 7:53 pm and continued with the meeting at 8:04 pm.

*For items G.1, G.2, and G.3 a single presentation was made that covered all three items.
Separate Commissioner discussions and votes were made for each item.*

- 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.

*Joelle Jordan, Principal Planner, made the staff presentation.
Chairman Clawson opened the hearing for public testimony.
The following citizen spoke during the public hearing regarding the Rezoning:
1) Estella Herrera, 511 N Lewis St, Round Rock, TX 78664
There being no further testimony, the public hearing was closed.*

A motion was made by Alternate Vice Chair Dominguez, seconded by Commissioner Pumphrey, to Recommend for City Council Approval. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Pumphrey
Commissioner Wendt
Nay: 0
Absent: 1 - Commissioner Holloway

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.

*Joelle Jordan, Principal Planner, made the staff presentation.
Chairman Clawson opened the hearing for public testimony. There being none, the public hearing was closed.*

A motion was made by Commissioner Wendt, seconded by Vice Chair Bone, to Recommend for City Council Approval. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Pumphrey
Commissioner Wendt
Nay: 0
Absent: 1 - Commissioner Holloway

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.

*Joelle Jordan, Principal Planner, made the staff presentation.
Chairman Clawson opened the hearing for public testimony. There being none, the public hearing was closed.*

A motion was made by Commissioner Memic, seconded by Commissioner Huckabay, to Recommend for City Council Approval. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Pumphrey
Commissioner Wendt
Nay: 0
Absent: 1 - Commissioner Holloway

STAFF REPORT:

H.1 Consider an update regarding Council actions related to Planning and Zoning items.

Brad Dushkin, Planning & Development Services Director, made the staff presentation.

ADJOURNMENT

*There being no further business, Chairman Clawson adjourned the meeting at 8:24 PM.
Respectfully Submitted,*

Cecilia Chapa, Planning & Zoning Commission Liaison