



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, December 3, 2025

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, December 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 6 - Chairman Casey Clawson
 Vice Chair J. Hollis Bone
 Commissioner Paul Emerson
 Commissioner Amir Memic
 Commissioner Rob Wendt
 Commissioner James Holloway

Absent 3 - Alternate Vice Chair Aaron Dominguez
 Commissioner Scott Huckabay
 Commissioner Richard Pumphrey

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 November 19, 2025, Planning and Zoning Commission meeting.

A motion was made by Commissioner Emerson, seconded by Commissioner Wendt, to approve the Minutes. The motion passed by the following vote:

Aye: 6 - Chairman Clawson
Vice Chair Bone
Commissioner Emerson
Commissioner Memic
Commissioner Wendt
Commissioner Holloway

Nay: 0

Absent: 3 - Alternate Vice Chair Dominguez
Commissioner Huckabay
Commissioner Pumphrey

ZONING:

F.1 Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of property owners, Venu Kasam, Srinivas Veeravelli, and Paul Cates Stable, LLC., for the original zoning of approximately 2.19 acres of land to the C-2 (Local Commercial) zoning district, generally located north of Gattis School Rd and east of Round Rock Ranch Blvd. Case No. ZON25-00006

Caitlyn Reeves, Principal Planner, made the staff presentation.

The applicant was available to answer questions.

Chair Clawson opened the hearing for public testimony. The following citizens spoke during the public hearing regarding the zoning:

- 1) Laura Holliday, 1822 Briarton Ln N, Round Rock, TX 78665 9:20
- 2) Jishnu, 2232 Hat Bender Loop, Round Rock, TX 78664 12:58
- 3) Wendy Ripley, 1714 Amber Skyway Cv, Round Rock, TX 78665 15:25
- 4) Nathan Kebede, 1717 Amber Skyway Cv, Round Rock, TX 78665 18:50
- 5) John Hutchinson, 2948 Round Rock Ranch Blvd, Round Rock TX 78665 22:45
- 6) Michael Wellner, 1821 Red Rock Dr, Round Rock, TX 78665 26:18
- 7) Pamela Hutchinson, 2948 Round Rock Ranch Blvd, Round Rock TX 78665 28:55
- 8) Steve Andrews, 1711 Fort Grant Cv, Round Rock, TX 78665 31:30
- 9) Mary Doyle, 1709 Fort Grant Cv, Round Rock, TX 78665 35:15

There being no further testimony, the hearing was closed.

A motion was made by Commissioner Wendt, seconded by Chair Clawson, to recommend for City Council approval. The motion passed by the following vote:

Aye: 6 - Chairman Clawson
Vice Chair Bone
Commissioner Emerson
Commissioner Memic
Commissioner Wendt
Commissioner Holloway

Nay: 0

Absent: 3 - Alternate Vice Chair Dominguez
Commissioner Huckabay
Commissioner Pumphrey

F.2 Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of property owners, Venu Kasam, Srinivas Veeravelli, and Paul Cates Stable, LLC., to rezone approximately 7.22 acres of land from the SF-R (Single-Family - Rural) and the SF-1 (Single-Family - Large Lot) zoning districts to the C-2 (Local Commercial) zoning district, generally located north of Gattis School Rd and east of Round Rock Ranch Blvd. Case No. ZON25-00006

Caitlyn Reeves, Principal Planner, made the staff presentation.

The applicant was available to answer questions.

Chair Clawson opened the hearing for public testimony. The following citizens spoke during the public hearing regarding the zoning:

- 1) Jishnu, 2232 Hat Bender Loop, Round Rock, TX 78664 1:27:50
- 2) Wendy Ripley, 1714 Amber Skyway Cv, Round Rock, TX 78665 1:31:00
- 3) Nathan Kebede, 1717 Amber Skyway Cv, Round Rock, TX 78665 1:34:20
- 4) Pamela Hutchinson, 2948 Round Rock Ranch Blvd, Round Rock TX 78665 1:37:00
- 5) Laura Holliday, 1822 Briarton Ln N, Round Rock, TX 78665 1:39.40

There being no further testimony, the hearing was closed.

A motion was made by Commissioner Holloway, seconded by Commissioner Wendt, to recommend for City Council approval. The motion passed by the following vote:

Aye: 4 - Vice Chair Bone
Commissioner Memic
Commissioner Wendt
Commissioner Holloway

Nay: 2 - Chairman Clawson
Commissioner Emerson

Absent: 3 - Alternate Vice Chair Dominguez
Commissioner Huckabay
Commissioner Pumphrey

STAFF REPORT:

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

ADJOURNMENT

There being no further business, Chairman Clawson adjourned the meeting at 7:55 PM.
Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison