



E.1

# City of Round Rock

## Meeting Minutes - Draft

### Planning and Zoning Commission

Wednesday, December 17, 2025

#### CALL MEETING TO ORDER

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, December 17, 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

<b>Present</b>	6 - Chairman Casey Clawson
	Vice Chair J. Hollis Bone
	Commissioner Paul Emerson
	Commissioner Scott Huckabay
	Commissioner Rob Wendt
	Commissioner James Holloway
<b>Absent</b>	3 - Alternate Vice Chair Aaron Dominguez
	Commissioner Amir Memic
	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 December 3, 2025, Planning and Zoning Commission meeting.

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

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

**Nay:** 0

**Absent:** 3 - Alternate Vice Chair Dominguez  
Commissioner Memic  
Commissioner Pumphrey

## **ZONING:**

*Items F.2 and F.3 were presented together. Separate discussions and votes were made for each item.*

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, LLC, on behalf of the property owner C-A Round Rock Holdings, Inc., to rezone approximately 23.43 acres of land from the LI (Light Industrial) and the SF-2 (Single-Family – Standard Lot) districts to a PUD (Planned Unit Development) to be known as Airco Mechanical PUD, generally located west of S IH 35 and south of McNeil Rd. Case No. PUD25-00010

*Caitlyn Reeves, Principal Planner, made the staff presentation. The Applicant was available to answer questions.*

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

- 1) Jason Johnson Carrey, 506 Buffalo Pass, Round Rock, TX 78681  
There being no further testimony, the public hearing was closed.

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

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

**Nay:** 0

**Absent:** 3 - Alternate Vice Chair Dominguez  
Commissioner Memic  
Commissioner Pumphrey

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by Andy Heard and Vinyl Manohar, on behalf of property owner, Old Settlers Association, for the amendment of the Round Rock 2030 Comprehensive Plan to designate for Commercial use approximately 3.86 acres of land, generally located north of E Palm Valley and east of Joe DiMaggio Blvd. Case No. CPF25-00004

*Parker Hall, Planner, made the staff presentation. The Applicant was available to answer questions. 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 Commissioner Emerson, to recommend for City Council approval. The motion passed by the following vote:**

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

**Nay:** 0

**Absent:** 3 - Alternate Vice Chair Dominguez  
Commissioner Memic  
Commissioner Pumphrey

- F.3** Consider public testimony regarding, and a recommendation concerning the request filed by Andy Heard and Vinyl Manohar, on behalf of property owner, Old Settlers Association, to rezone approximately 3.86 acres of land from the OS (Open Space) district to the C-1a (General Commercial - Limited) district, generally located north of E Palm Valley and east of Joe DiMaggio Blvd. Case No. ZON25-00007

*Parker Hall, Planner, made the staff presentation. The Applicant was available to answer questions. Chairman Clawson opened the hearing for public testimony. There being none, 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:** 6 - Chairman Clawson  
Vice Chair Bone  
Commissioner Emerson  
Commissioner Huckabay  
Commissioner Wendt  
Commissioner Holloway

**Nay:** 0

**Absent:** 3 - Alternate Vice Chair Dominguez  
Commissioner Memic  
Commissioner Pumphrey

## **STAFF REPORT:**

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

*Bradley Dushkin, Planning and Development Services Director, made the staff presentation.*

## **ADJOURNMENT**

*There being no further business, Chairman Clawson adjourned the meeting at 6:38 PM.  
Respectfully Submitted,*

*Cecilia Chapa, Planning & Zoning Commission Liaison*