

Meeting Minutes - Draft Planning and Zoning Commission

Wednesday, October 15, 2025

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, October 15, 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
Alternate Vice Chair Aaron Dominguez
Commissioner Paul Emerson
Commissioner Richard Pumphrey
Commissioner James Holloway
Absent 3 - Commissioner Scott Huckabay
Commissioner Amir Memic
Commissioner Rob Wendt

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 October 1, 2025, Planning and Zoning Commission meeting.

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

Aye: 6 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson

Commissioner Pumphrey
Commissioner Holloway

Nay: 0

Absent: 3 - Commissioner Huckabay
Commissioner Memic
Commissioner Wendt

ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of property owner, Palm Valley Lutheran Church, for the amendment of the Round Rock 2030 Comprehensive Plan to designate approximately 3.20 acres of land for Commercial use, generally located on the north side of E. Palm Valley Blvd and west of Kenney Fort Blvd. Case No. CPF25-00002

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 Alternate Vice Chair Dominguez, seconded by Commissioner Emerson, to recommend for City Council approval. The motion passed by the following vote:

Aye: 6 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Pumphrey
Commissioner Holloway

Nay: 0

Absent: 3 - Commissioner Huckabay
Commissioner Memic
Commissioner Wendt

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of property owner, Palm Valley Lutheran Church, to rezone approximately 3.20 acres of land from the PF-1 (Public Facilities - Low Intensity) district to the C-1a (General Commercial - Limited) district, generally located on the north side of E. Palm Valley Blvd and west of Kenney Fort Blvd. Case No. ZON25-00005

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 Holloway, to recommend for City Council approval. The motion passed by the following vote:

Aye: 6 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson

Commissioner Pumphrey
Commissioner Holloway

Nay: 0

Absent: 3 - Commissioner Huckabay
Commissioner Memic
Commissioner Wendt

F.3 Consider public testimony regarding, and a recommendation concerning the request filed by Waeltz & Prete Inc., on behalf of the property owner Zeem Realty LLC, to rezone approximately 2.73 acres of land from the SF-2 (Single-Family - Standard Lot) district to a PUD (Planned Unit Development) to be known as Homes at Windy Park PUD, generally located on the east side of Windy Park Dr and south of Gattis School Rd. Case No. PUD25-00004

Lindsay Darden, Principal 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 Emerson, to recommend for City Council approval. The motion passed by the following vote:

Aye: 6 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Pumphrey
Commissioner Holloway

Nay: 0

Absent: 3 - Commissioner Huckabay
Commissioner Memic
Commissioner Wendt

STAFF REPORT:

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

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

ADJOURNMENT

There being no further business, Chairman Clawson adjourned the meeting at 6:25 PM.
Respectfully Submitted,

Cecilia Chapa
Planning & Zoning Commission Liaison