

# City of Round Rock

## Meeting Minutes

### 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.

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

**ADJOURNMENT**

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

*Cecilia Chapa, Planning & Zoning Commission Liaison*