



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, June 4, 2025

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, June 4, 2025, in the City Council Chambers, located at 221 E. Main Street, Round Rock. Vice Chair Bone called the meeting to order at 6:00 PM.

B. ROLL CALL

Present 6 - Vice Chair J. Hollis Bone
Alternate Vice Chair Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Richard Pumphrey
Chairman Rob Wendt
Absent 2 - Chairman Casey Clawson
Commissioner Amir Memic

C. PLEDGES OF ALLEGIANCE

Vice Chair Bone led the following Pledges of Allegiance:
United States
Texas

D. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

E. APPROVAL OF MINUTES:

- E.1** Consider approval of the minutes for the May 21, 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 - Vice Chair Bone

Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 2 - Chairman Clawson
Commissioner Memic

F.ZONING:

F.1 Consider public testimony regarding, and a recommendation concerning the request filed by Avinya Construction Management, on behalf of the property Owner, Gospel Fellowship Austin, to rezone approximately 2.0 acres of land from the OF-1 (General Office) district to the PF-1 (Public Facilities – Low Intensity) district, generally located on the north side of Gattis School Rd and east of Double Creek Dr. Case No. ZON25-00003

Alice Guajardo, Senior Planner, made the staff presentation. The Applicant was available to answer questions.

Vice Chair Bone 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 as conditioned. The motion passed by the following vote:

Aye: 6 - Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 2 - Chairman Clawson
Commissioner Memic

F.2 Consider public testimony regarding, and a recommendation concerning the request filed by the property owner, WB Property Group, for amendment No. 1 to Planned Unit Development No. 139 (ARTE PUD) to allow for multi-family residential development consisting of high density apartment structures, townhouses, and single-family attached (duplexes) with an allowance for surface parking, generally located east of S Mays St and north of E Logan St. Case No. PUD25-00000

Lindsay Darden, Principal Planner, made the staff presentation. The Applicant was available to answer questions.

Vice Chair Bone opened the public hearing. The following citizens spoke during the public hearing regarding the PUD Amendment:

- 1) Frank Darr, 502 Meadowcreek Cir, Round Rock, TX 78664
- 2) Johnny Duarte, 111 E Logan St, Round Rock, TX 78664
- 3) Ramiz Prasla, 801 S Mays St, Round Rock, TX 78664

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

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

Aye: 6 - Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 2 - Chairman Clawson
Commissioner Memic

G.STAFF REPORT:

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

No report was given at this meeting.

H.ADJOURNMENT

There being no further business, Vice Chair Bone adjourned the meeting at 6:55 PM.
Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison