



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, May 7, 2025

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, May 7, 2025, in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Clawson called the meeting to order at 6:52 PM.

B. ROLL CALL

Present 9 - Chairman Casey Clawson
 Vice Chair J. Hollis Bone
 Alternate Vice Chair Aaron Dominguez
 Commissioner Paul Emerson
 Commissioner Scott Huckabay
 Commissioner Amir Memic
 Commissioner Wallis Meshier
 Commissioner Richard Pumphrey
 Chairman Rob Wendt

Absent 0

C. PLEDGES OF ALLEGIANCE

Chairman Clawson 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 January 15, 2025, Planning and Zoning Commission meeting.

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

Aye: 9 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 0

F. ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by the property Owner, Brett Rappleye, to rezone approximately 1.86 acres of land from the SF-1 (Single-Family - Large Lot) district to the OF-1 (General Office) district, generally located east of Double Creek Dr and on the north side of Lisa Rae Dr. Case No. ZON25-00001

Alice Guajardo, Senior 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 Vice Chair Bone, to recommend for City Council approval. The motion passed by the following vote:

Aye: 9 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 0

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by LJA Engineering, Inc., on behalf of the property Owners, Debra and Marc Briggs, for the amendment of the Round Rock 2030 Comprehensive Plan to designate approximately 76.66 acres of land for residential land use, generally located south of Westinghouse Rd and west of CR 110. Case No. CPF25-00000

Cait 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 Comprehensive Plan Amendment:

1) Doug Powell, 3325 Bianco Terr, Round Rock, TX 78665

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

Aye: 9 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 0

F.3 Consider public testimony regarding, and a recommendation concerning the request filed by LJA Engineering, Inc., on behalf of the property Owners, Debra and Marc Briggs, for the original zoning of approximately 230.08 acres of land to the SF-3 (Single-Family - Mixed Lot) district, generally located south of Westinghouse Rd and west of CR 110. Case No. ZON25-00000

Cait 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 Zoning:

1) David Rackley, 3125 Bianco Cv, Round Rock, TX 78665

2) Geoff Gilbert, 5145 Corelli Falls, Round Rock, TX 78665

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

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

Aye: 9 - Chairman Clawson
Vice Chair Bone
Alternate Vice Chair Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 0

G. 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.

H. ADJOURNMENT

There being no further business, Chairman Clawson adjourned the meeting at 7:56 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison