

# City of Round Rock

## Meeting Minutes

### Planning and Zoning Commission

Wednesday, June 4, 2025

#### 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.*

#### ROLL CALL

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

#### PLEDGES OF ALLEGIANCE

*Vice Chair Bone 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 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  
Commissioner Wendt  
**Nay:** 0  
**Absent:** 2 - Chairman Clawson  
Commissioner Memic

#### 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  
Commissioner 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  
Commissioner Wendt

**Nay:** 0

**Absent:** 2 - Chairman Clawson  
Commissioner Memic

## **STAFF REPORT:**

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

*No report was given at this meeting.*

## **ADJOURNMENT**

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

*Cecilia Chapa, Planning & Zoning Commission Liaison*