

March 1, 2022

**CITY OF ROCKDALE
PLANNING & ZONING COMMISSION MEETING**

Present:

P&Z Commissioners:

Jason Barcak
Joan Ratliff
Doug Williams
Jerry Waggoner
John Williams
Charles Miles

Absent:

Leslie Davidson

City Staff:

Barbara Holly, City Manager
Terry Blanchard, City Secretary
Ben Blanchard, Planning Technician

Call to Order and announce a Quorum is Present

With a quorum present, the Planning and Zoning Commission Meeting was called to order by Doug Williams at 1:40 p.m. on Tuesday, March 1, 2022 at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

2. Citizen Communications

No comments received.

3A. Conduct a public hearing to receive comments from property owners within 200' of property located at A3250 Duncan St. Clair, 3.647 acres (Property ID 16665 – property known as 331 West Highway 79), for a rezone request submitted by David Vela to change zoning classification from C-2 (Commercial – Intense) to M-2 (Manufactured Home Park)

Public hearing was opened at 1:42 p.m. Commissioner J. Williams stated that property owner Russell Fischer has no concerns. Questions were asked regarding lot size requirements and differences between manufactured home parks vs. RV parks. Barbara Holly read regulations and requirements from the Code. Public hearing was closed at 1:45 p.m.

4A. Review and approve minutes from meeting on February 1, 2022

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Barcak, the Commission voted six (6) for and none (0) opposed to approve the minutes as presented. The motion carried.

4B. Consider and take any necessary action on election of officers (chair and vice-chair)

MOTION: Upon a motion made by Commissioner Waggoner and a second by Commissioner J. Williams, the Commission voted six (6) for and none (0) opposed to elect Doug Williams as chair and Joan Ratliff as vice-chair. The motion carried.

4C. Consider and take any necessary action on a recommendation to the City Council for a rezone request submitted by David Vela for property located at A3250 Duncan St. Clair, 3.647 acres (Property ID 16665 – property known as 331 West Highway 79), City of Rockdale, Milam County, Texas to change zoning classification from C-2 (Commercial – Intense) to M-2 (Manufactured Home Park)

MOTION: Upon a motion made by Commissioner Ratliff and a second by Commissioner Miles, the Commission voted four (4) for and two (2) opposed to recommend approval of request as presented. Voting for the motion were Miles, Ratliff, Waggoner, and D. Williams. Voting against were Barcak and J. Williams. The motion carried.

4D. Consider and take any necessary action on a recommendation to the City Council for a subdivision request submitted by Hector V. Ruiz, Sr. for property located at David A. Thompson Survey, Abstract No. 398, 7.915 acres (Property ID 17329 – property known as 1403 East Highway 79), Milam County, Texas into Lot 1 (6.976 acres) and Lot 2 (0.939 acres)

MOTION: Upon a motion made by Commissioner Ratliff and a second by Commissioner Barcak, the Commission voted six (6) for and none (0) opposed to recommend approval of request subject to minor changes to specify easements for power lines and more defined dedication language. The motion carried.

4E. View and discuss an informational video regarding downtown planning

Commission viewed a short video by the City of Temple and discussed vision/planning for the downtown area.

4F. Receive an update regarding the Parks Master Plan

Current plan has been submitted to Texas Parks and Wildlife. MDD will be heading the project to update the Parks Master Plan.

4G. Review and take any necessary action on the Comprehensive Master Plan

Barbara Holly wants input from Commissioners as to where they want to begin the review process. Sections could be taken incrementally. One goal is to make developments look better as people come into town. Suggestion was made to work in conjunction with the MDD plan for the Cameron Corridor and Bridge Park. Commissioner J. Williams stated that we need to start with code enforcement.

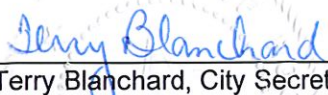
❖ Commissioner Miles left at 2:58 p.m.

Comment from member of the audience that a public service campaign could be started with assistance from the newspaper and/or radio to help motivate citizens in the clean-up efforts.

Adjourned at 3:10 p.m.

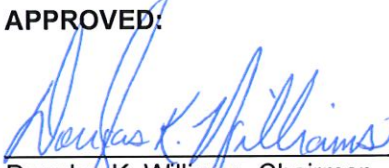
These minutes approved on the 5th day of April 2022.

ATTEST:



Terry Blanchard, City Secretary

APPROVED:



Douglas K. Williams, Chairman