

September 26, 2017

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

**Present:**

**P&Z Commissioners:**

Charles Miles  
Joan Ratliff  
Sharon Cloud  
Doug Williams  
Judith Slusher

**City Staff:**

Chris Whittaker, City Manager  
Lon Williams, Code Enforcement Officer

**Absent:**

Paul Roedersheimer

**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 2:00 p.m. on Tuesday, September 26, 2017, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

**2. Citizen Communications** – No comments.

**3A. Review and approve minutes from meeting on August 15, 2017**

**MOTION:** Upon a motion made by Commissioner Ratliff and a second by Commissioner Slusher, the Commission voted five (5) for and none (0) opposed to approve the minutes as presented. The motion carried.

**3B. Consider and take any necessary action on a recommendation to City Council regarding a request submitted by Randy Patranella for a short form subdivision and variances of S19600 Original Town-Rockdale, being part of Block 121 (per plat recorded in Cabinet A, Slide 47 of the plat records to Milam County), City of Rockdale, Milam County, Texas (properties known as 701 and 619 Brandon Street) into Lot 1 (13,337 sq ft), Lot 2 (9,687 sq ft), Lot 3 (8,400 sq ft), Lot 4 (9,225 sq ft), and Lot 5 (19,381 sq ft) with an area to be dedicated to the City of 12,544 sq ft**

- i. V1 – Lot 1 – 5 feet variance
- ii. V2 – Lot 2 – 2 feet variance
- iii. V3 – Lot 5 – 2.5 feet variance

**MOTION:** Upon a motion made by Commissioner Slusher and a second by Commissioner Miles, the Commission voted five (5) for and none (0) opposed to recommend approval as presented. The motion carried.

**3C. Consider and take any necessary action on a recommendation to City Council regarding a request submitted by Jordan Garrett for a short form subdivision of Ackerman Addition, Block 1, All of Lots 35 & 37, City of Rockdale, Milam County, Texas (properties known as 625 and 629 N Rice Street) into Lot 35A (0.390 acres)**

**MOTION:** Upon a motion made by Commissioner Miles and a second by Commissioner Ratliff, the Commission voted five (5) for and none (0) opposed to recommend approval as presented. The motion carried.

**3D. Review and take any necessary action on the Comprehensive Master Plan**

Kara Clore reported January to be the date input would be received from the Rockdale Municipal Development District.

The following changes were made:

- Section 7.3 – Revised third paragraph to read: "As for public use facilities, the City owns and operates City Hall, city parks, the sports facilities, an airport and the library. There is one golf course that is privately owned and operated outside the city limits. There are numerous other school, recreation and utility properties around the City, but very little reserved open space. If new parks, open space or public use areas are to be developed, the City would need to acquire and rezone the land for such projects."


- Section 7.5 – Revised last sentence of first paragraph to read: “Nonresidential development which is compatible to and associated with these amenities could be extremely favorable economically to the City provided it is accomplished in agreement with the City plan.”
- Section 7.5 - Revised fourth paragraph to read: “Rockdale generally lacks sufficient tourist destinations to attract overnight visitors. The City needs to develop attractions that make Rockdale a destination for tourists and travelers.”
- Section 7.7.2 – Revised to read: “Review and update, as needed, the existing building codes and zoning ordinances in support of future commercial and industrial development.”

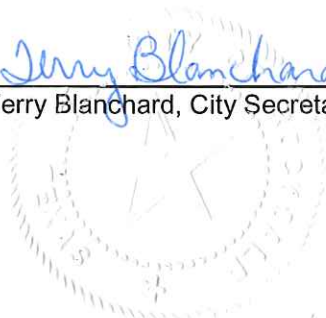
Commission will begin review of Section 8 at next meeting.

Adjourned at 2:40 p.m.

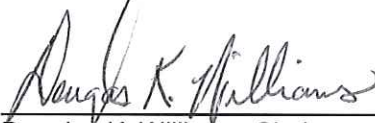
These minutes approved on the 17<sup>th</sup> day of October, 2017.

**ATTEST:**

  
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Terry Blanchard, City Secretary



**APPROVED:**

  
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Douglas K. Williams, Chairman