

February 20, 2018

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

**Present:**

**P&Z Commissioners:**

Joan Ratliff  
Sharon Cloud  
Doug Williams  
Charles Miles  
Barkley Lagrone  
Jerry Waggoner

**City Staff:**

Chris Whittaker, City Manager  
Terry Blanchard, City Secretary  
Jason Hubbell, Public Works Director  
Lon Williams, Code Enforcement Officer

**Absent:**

Judith Slusher

**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 2:01 p.m. on Tuesday, February 20, 2018, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

**2. Citizen Communications**

Commissioners were informed of the necessity to complete their Open Meetings Act training and file a copy of the completion certificate with the city secretary. Commissioner Williams welcomed the new members.

**3A. Review and approve minutes from meeting on January 16, 2018**

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

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

The following sections were reviewed and changes made:

- 9A.3 State Planning – Added the word “*annually*” to the last sentence of the paragraph.
- No MDD representative was present at the meeting to give an update on the Strategic Economic Development Plan.
- 8.2 Overview – Sixth sentence was revised to read, “There are several different ways to accomplish this, each with its own political *and fiscal* considerations.”
- 8.3 Water System – In second paragraph, second sentence, remove “*in diameter*” from end of sentence.
- 8.3.1 Raw Water –
  - Revise second sentence to read, “The wells are located in the Carrizo-Wilcox aquifer that provides an adequate supply of water for the city *presently and* in the future.”
  - Revise fourth sentence to read, “One factor will be the *future* growth of the City and the other being the need to replace an existing well due to malfunction and/or cost to repair the well.”
  - In the sixth sentence, change the first word from “Planning” to “*Maintaining*.”
- 8.3.7 Water Mains – Appendix A and Appendix B maps will be provided by KSA Engineers.
- 8.4 Wastewater System – In the second sentence, change “18 inches” to “18 *inch*.”
- 8.8.4 Background – Add CTCOG creek map to drainage maps.
- 8.11.3 Summary – Add bullet point to end that reads, “*The City is requesting FEMA to update the flood plain map for the City and ETJ.*”
- 9.1.1 Authorization to Report – Change “2017” to “2018.”
- 9.1.3 Scope of Study – Remove comma after routing on (f).
- 9.3 SECTION III, CONCLUSIONS AND RECOMMENDATIONS – Add number 10 to read, “*Conduct a street survey to define minor, collector, and thoroughfare streets in order to control traffic flow for street signs.*”
- 10.3.1 Library –
  - Remove the first two sentences.

- Move the following sentence from the middle to the beginning of the paragraph, “The main objective of the library is to provide resources and services necessary to meet the evolving educational, recreational and informational needs of the public, thus enhancing individual and community life.”
- In the sixth sentence, change “computers for patron use” to “*computers.*”
- Remove the last two sentences of the paragraph and replace them with the following, “*It will be necessary for the library to monitor the conditions of the community to respond to future needs.*”

Commissioner Miles left at 3:30 p.m.

- 10.3.2 GOALS AND OBJECTIVES –
  - Goal 2, Objective 5 – Change “person” to “*persons.*”
  - Goal 6 – Change font to be consistent through entire sentence.
- PUBLIC (CITY AND SCHOOL) PARKS AND FACILITIES
  - Fair Park
    - Remove “*3/8<sup>th</sup> mile oval horse exercise track*”
    - Remove “*and the Jubilee Days*”
    - Remove last sentence
    - Add “*Rental fee schedule available on City website*” to end of paragraph
    - Remove chart
  - George Hill Patterson Community Center
    - Remove last sentence
    - Add “*Rental fee schedule available on City website*” to end of paragraph
    - Remove chart
  - Bridge Park
    - Add section for Bridge Park
  - Post Oak Place Park
    - Underline heading
  - Softball field
    - Add “*The field has restrooms.*”
  - Skate Plaza
    - Change heading to “*Skate Park*”
    - Change the word “Plaza” to “*Park*” in sentences one and two
    - Remove last sentence
  - Samuel Park
    - Add “*BBQ pit*” to list of amenities
    - Remove last sentence
    - Add “*Splash Pad was funded through TPW Grant*” to end of paragraph
  - Veterans Park
    - Add “*Frisbee Golf course*” to list of amenities
    - Remove last sentence
  - Table of Publicly Owned Facilities
    - Update table with current park information
    - Change “Skate Plaza” to “*Skate Park*”
    - Add column for “*Bridge Park*”
    - Show bleachers for Veterans Park
    - Show volleyball court and Frisbee Golf course for Veterans Park
    - Show lighting for Skate Park
    - Show pavilion for Bridge Park
    - Show restrooms for Samuel Park
    - Show water fountains at Softball Field
    - Show walking trail at Bridge Park
- PRIVATELY OWNED OR OPERATED FACILITIES
  - Rockdale Country Club
    - Remove tennis courts
  - Table of facilities
    - Remove tennis courts from Rockdale Country Club
  - Recreational Facility Standards
    - Remove “Source: [www.prm.nau.edu/prm423/recreation\\_standards.htm](http://www.prm.nau.edu/prm423/recreation_standards.htm)”
  - Analysis

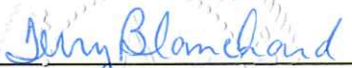
- Remove the last sentence of the first paragraph
- Change the seventh sentence of second paragraph to read, "Rockdale has a walking trail for residents who want to walk at *Samuel and Veterans Parks*."
- Change the first sentence of the sixth paragraph to read, "None of the parks *have* a particular "theme" to assist in development or purchase of parks equipment or facilities."
- In the eighth paragraph, change all reference from Municipal Development District or MDD to "*City*."
- Prioritization of Needs
  - Insert revised table
- Plan Implementation
  - Remove last sentence of first paragraph
  - Remove chart
  - Remove second paragraph
- 10.3.3 Police
  - Change second sentence of first paragraph to read, "*There is* affordable housing in the city..."
  - Remove second paragraph and replace it with the following sentence, "*In 2018, the City began construction of a new police facility*."
- 10.3.4 Medical Care
  - Remove "*renal dialysis*" from second paragraph
- 10.3.6 All Other City Services
  - Remove the last sentence from the section
- 10.4 Recommendations
  - In #3, change "thru" to "*through*"
  - In #4, change "is" to "*are*"

**MOTION:** Upon a motion made by Commissioner Waggoner and a second by Commissioner Lagrone, the Commission voted five (5) for and none (0) opposed to make a recommendation to Council for approval pending updated maps and Strategic Economic Development Plan. The motion carried.


Adjourned at 4:44 p.m.

These minutes approved on the 17<sup>th</sup> day of April, 2018.

**ATTEST:**

  
 Terry Blanchard, City Secretary

**APPROVED:**

  
 Douglas K. Williams, Chairman