

July 17, 2018

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

Present:

P&Z Commissioners:

Doug Williams
Sharon Cloud
Charles Miles
Joan Ratliff
Judith Slusher
Jerry Waggoner

City Staff:

Chris Whittaker, City Manager
Terry Blanchard, City Secretary
Lon Williams, Code Enforcement Officer
Joyce Dalley, Council Liaison

Absent:

Barkley Lagrone

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, July 17, 2018, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

2. Citizen Communications

No comments.

3A. Conduct a workshop to discuss zoning map and zoning districts

Workshop was opened at 2:01 p.m. The following items were discussed:

- Reviewed zoning maps, zoning ordinance, and definitions of zoning classifications
- Legal non-conforming – business was already in place when zoning map was approved. If business were to close, property would revert to zoning map classification for that area.
- Previous map went from four to fourteen zoning districts
- Reviewed Chart 1 of zoning district requirements for any new construction
- Reviewed Chart 2 for required number of parking spaces
- R-1 most restrictive – C-2 least restrictive (Industrial does have noise and odor restriction requirements)
- Manufactured homes in R-1 may be replaced with another manufactured home (within a set time limit) if they meet the current requirements
- Industrialized modular homes are built to Building Code and may be placed in R-1
- Any annexation area automatically comes in as R-1. These classifications may be changed by Council.

With no further discussion, the workshop was closed at 2:46 p.m.

4A. Review and approve minutes from meeting on June 19, 2018

MOTION: Upon a motion made by Commissioner Miles and a second by Commissioner Waggoner, 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 a recommendation to City Council regarding a request submitted by Vicki Moultry on behalf of Frank & Brenda Williams for a zoning exception (variance) for property located at S25100 Wallis, Block 1, Lot 8, 9, & 10, City of Rockdale, Milam County, Texas (property ID 20336 known as 812 San Gabriel Street) for the installation of a manufactured home

- Vicki Moultry spoke to the Commission regarding the one-time request for zoning variance. Industrialized modular homes are too expensive to pursue. It would increase the purchase price by approximately \$30,000. The Williams' are asking to bring in a manufactured home.
- Doug Williams stated that P&Z has been charged by Council to avoid "spot-zoning"
- Chris Whittaker agreed with Doug Williams. If you make an exception once, you might as well rezone.
- Lon Williams stated that based on the ordinance, the P&Z has no option to make an exception

MOTION: Upon a motion made by Commissioner Ratliff and a second by Commissioner Slusher, the Commission voted five (5) for and one (1) opposed to deny the request as presented. Voting for the motion were Cloud, Ratliff, Slusher, Waggoner, and Williams. Voting against was Miles. The motion carried.


Adjourned at 2:58 p.m.

These minutes approved on the 21st day of August, 2018.

ATTEST:


Terry Blanchard, City Secretary

APPROVED:


Douglas K. Williams, Chairman