

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

Present:

P&Z Commissioners:

Leslie Davidson
Charles Miles
Joan Ratliff
Jerry Waggoner
Doug Williams
John Williams

City Staff:

Barbara Holly, City Manager
Terry Blanchard, City Secretary
Lon Williams, Building Official
Jerald Brunson, Public Works Director

Call to Order and announce a Quorum is Present

The Planning & Zoning Commission of the City of Rockdale, Texas conducted a hybrid meeting by in-person appearance and telephone conference on Tuesday, December 15, 2020. With a quorum present, the Planning and Zoning Commission Meeting was called to order by Doug Williams at 2:00 p.m.

2. Citizen Communications

Commissioners were informed that Barkley Lagrone had submitted his resignation from the Commission.

3A. Conduct a public hearing to receive comments regarding a rezone request submitted by Larry Blevins, CEO of Redemption House, for property located at S08200 Dyer, Block 2, Lot W 40' of & 23 & 24 (property ID 28364 – property known as 700 Dyer Street), City of Rockdale, Milam County, Texas from zoning classification R-1 – Residential Single-Family to zoning classification R-3 – Residential Multi-Plex

Public hearing was opened at 2:03 p.m. Barbara Holly gave a brief summary. Mentioned that zoning changes are discretionary. Potential issues include limited parking, building not being up to code, and spot zoning. The following public comments were received:

- Doug & Cheryl Blackstock – 887 Alcoa Ave – Opposed to rezone. Referenced size of rooms, limited restroom, and two lots being used for one facility structure.
- Amy & Chris Scheffel – 893 Alcoa Ave – Opposed to rezone. Chris has experience with non-profits. Doesn't meet requirements.
- Stephen Ammons – 1303 Yokley Rd – Doesn't live in affected area. Opportunity to show vets we care. Urges approval of request.
- Larry Blevins – 338 CR 324 – Understands concerns of neighbors. Will be available to answer questions during action item for this request.
- Allan Lawrence – 707 Dyer St – Opposed to rezone. Disabled vets covers a lot of territory. Would result in traffic issues in area. This type of facility doesn't belong in a residential area.
- Amy McQuinn – 610 Miller St – Opposed to rezone. Not the place for this. Concerned with only volunteers staffing facility. Concerned with property values decreasing due to facility.
- Terri Sandoval – 714 Dyer St – Opposed to rezone. Not an appropriate setting. Parking and delivery would create issues. Concerned about where kids would be going out to play near facility.

Public hearing was closed at 2:33 p.m.

4A. Review and approve minutes from meeting on November 17, 2020

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 rezone request submitted by Larry Blevins, CEO of Redemption House, for property located at S08200 Dyer, Block 2, Lot W 40' of & 23 & 24 (property ID 28364 – property known as 700 Dyer Street), City of Rockdale, Milam County, Texas from zoning classification R-1 – Residential Single-Family to zoning classification R-3 – Residential Multi-Plex

Larry Blevins was available to answer questions from the Commissioners. Discussion included building, code issues, program stipulations and requirements, security, parking, start-up and exit plans, etc.

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Waggoner, the Commission voted five (5) for and one (1) opposed to recommend denial of the rezone request. Voting for the motion were Davidson, Ratliff, Waggoner, D. Williams, and J. Williams. Voting against was Miles. The motion carried.

4C. Consider and take any necessary action on a recommendation to the City Council regarding a short form subdivision request submitted by Milagro Del Transito Menjivar for property located at Garner Wells Addition, Block 2, Lot 12 East ½ of, Lot 13 All of, Lot 14 All of, and Lot 15 West ½ of, City of Rockdale, Milam County, Texas into Garner Wells Addition, Block 2, Lot 13A (property known as 1006 Bullock)

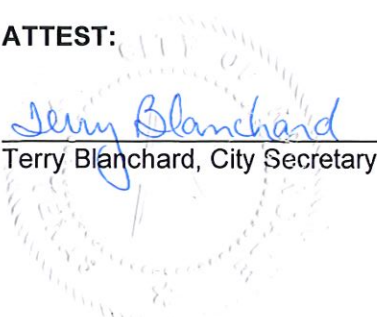
Barbara Holly stated that owner is combining the lots and meets all requirements. She recommends approval.

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 recommend approval of the request as presented. The motion carried.

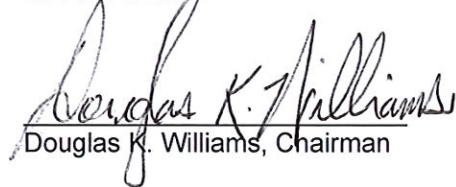
Adjourned at 3:20 p.m.

These minutes approved on the 19th day of January, 2021.

ATTEST:


Terry Blanchard
Terry Blanchard, City Secretary

APPROVED:


Douglas K. Williams
Douglas K. Williams, Chairman