August 29, 2016

CITY OF ROCKDALE
PLANNING & ZONING COMMISSION MEETING

Present:

P&Z Commissioners:
Sharon Cloud
Charles Miles
Joan Ratliff ❖
Georgia Richards
Judith Slusher
Doug Williams

City Staff:
Chris Whittaker, City Manager
Lon Williams, Code Enforcement Officer
Terry Blanchard, City Secretary

Absent:
Barkley Alford
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 1:30 p.m. on Monday, August 29, 2016, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

2. Citizen Communications – No comments.

3A. Review and approve minutes from meeting on July 21, 2016

MOTION: Upon a motion made by Commissioner Slusher and a second by Commissioner Cloud, 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 replat and variance request submitted by Gunar Gerthe for a called 3.25 acre tract, Timothy S. Arnett Survey, A-74, City of Rockdale, Milam County, Texas (property known as N FM 487) into Tract 1 (2.524 acre tract) and Tract 2 (0.720 acre tract)

i. Variances for Proposed Tract 1
- **a. V1 – 23' side building setback variance**
- **b. V2 – 24' side building setback variance**
- **c. V3 – 110.97' minimum frontage variance**

ii. Variances for Proposed Tract 2
- **a. V4 – 11.5' side building setback variance**

❖ Commissioner Ratliff arrived at 1:34 p.m.

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

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

The following changes were proposed:

Section 2: Goals and Objectives; Quality of Life (Section 3)

- Objective 1.1 should read, "Preserve, protect and enhance the values of commercial areas and residential neighborhoods through establishment, implementation, and enforcement of effective ordinances, codes, and zoning."
- Objective 1.4 should read, "Protect the environmental quality of the City's urban environment by acquiring, improving, and protecting flood prone areas."
- Objective 1.6 should read, "Promote medical facilities that provide patient care that is developmentally age appropriate, compassionate and effective for the treatment of health problems and the promotion of health."
- Objective 1.7 should read, "Promote and advocate public education that is exemplary and well funded, provides technical and higher educational opportunities, and whose reputation extends outside the community."

Section 2: Goals and Objectives; Future Land Use (Section 5)

- Objective 3.1 should read, "Model the existing population, the work force demographic and regional growth rates on a periodic basis to develop an accurate planning tool."
- Objective 3.6 should read, "Promote the development of a nonresidential district characterized by shops, restaurants, professional offices and open space/parks."

Commission will begin with Residential Development (Section 6) at next meeting.

3D. Review and take any necessary action on Industrialized Modular Housing

Item was not discussed.

Adjourned at 2:45 p.m.

These minutes approved on the 20th day of October, 2016.

APPROVED:

Douglas K. Williams

Douglas K. Williams, Chairman

ATTEST:

Terry Blanchard

Terry Blanchard, City Secretary