

July 6, 2021

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

Present:

P&Z Commissioners:

Joan Ratliff
Jerry Waggoner
Doug Williams
John Williams
Jason Barcak

City Staff:

Barbara Holly, City Manager
Terry Blanchard, City Secretary
Ben Blanchard, Planning Technician
Scott Starnes, Council Liaison

Absent:

Leslie Davidson
Charles Miles

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 6, 2021 at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

2. Citizen Communications

No comments.

- 3A. Public Hearing – Conduct a public hearing to receive comments from property owners within 200' of property located at S11700 Hillyer Stokes, Block 12, Lot 1-5 & Pt in A263 (property ID 26843 – property known as 712 North Wilcox Street) for a rezone request submitted by Bill D. & Diane Jacobsen to change zoning classification from R-1 (single family) to A (agricultural)**

Public hearing opened at 2:01 p.m. No comments received. Public hearing closed at 2:02 p.m.

- 3B. Public Hearing – Conduct a public hearing to receive comments from property owners within 200' of property located at A3980 D.A. Thompson, 56.576 acres and A0740 T.S. Arnett, 110.362 acres (property ID 5649 and 16861 – properties known as the Industrial Park – North FM 487) for a rezone request submitted by the Rockdale Municipal Development District (MDD) to change zoning classification from R-1 (single family) to I w/PUD overlay (Industrial with Public Unit Development overlay)**

Public hearing opened at 2:02 p.m. Thomas Lopez asked how the change would affect the surrounding property. Barbara Holly responded that it will not change the property or taxes. Unidentified citizens in the audience requested more information, such as who owns the property, allowable uses, and who is responsible for maintenance/clean-up of property. Staff responded to questions. With no further comments, the public hearing closed at 2:13 p.m.

4A. Review and approve minutes from meeting on June 8, 2021

MOTION: Upon a motion made by Commissioner Ratliff and a second by Commissioner J. Williams, the Commission voted five (5) 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 the City Council for a rezone request submitted by Bill D. & Diane Jacobsen for property located at S11700 Hillyer Stokes, Block 12, Lot 1-15 & Pt in A263 (property ID 26843 – property known as 712 North Wilcox Street) to change zoning classification from R-1 (single family) to A (agricultural)**

The following issues were discussed:

- Intent for use – Pecan orchard (creek runs through middle of property, so it is unlikely that it could be utilized as a residential site)
- Future use of land – Limited to what is allowed by ordinance

- Taxes and Ag Exemption – Owners stated that the property is currently Ag exempt
- Charles Henke presented two (2) letters of objection. One letter was valid and the other letter was from a property owner who does not live within 200' of the subject property. Letters were read to the Commissioners for their consideration.

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Barcak, the Commission voted five (5) for and none (0) opposed to recommend approval of request as presented. The motion carried.

4C. Consider and take any necessary action on a recommendation to City Council for a rezone request submitted by the Rockdale MDD for property located at A3980 D.A. Thompson, 56.578 acres and A0740 T.S. Arnett, 110.362 acres (property ID 56429 and 16861 – properties known as the Industrial Park – North FM 487) to change zoning classification from R-1 (single family) to I w/PUD overlay (Industrial with Public Unit Development overlay)

Barbara Holly gave a brief definition of Industrial with Public Unit Development overlay.

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

5A. Conduct a workshop regarding land uses and proposed amendments to the zoning ordinance for allowed uses

Commissioners discussed the following sections of the chart:

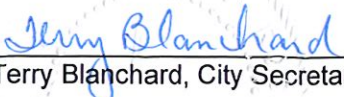
- Residential – asked for Garage Apartments to be removed
- Commercial
 - Animal Services
 - Banks and Financial Services
 - Construction Sales and Service
 - Eating and Drinking Establishments
 - Entertainment

Commissioners will begin with Commercial – Funeral and Interment Services at their next meeting. Staff will add sections for auto dealerships and RVs, solicitor/transient vendors, and wedding venues to the chart for review.

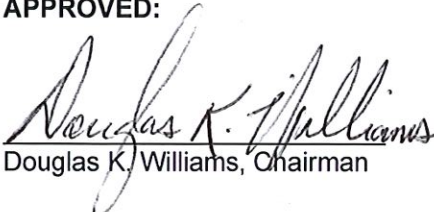
Adjourned at 2:56 p.m.

These minutes approved on the 3rd day of August, 2021.

ATTEST:


 Terry Blanchard, City Secretary

APPROVED:


 Douglas K. Williams, Chairman