

August 3, 2021

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

Present:

P&Z Commissioners:

Joan Ratliff
Jerry Waggoner
Doug Williams
Leslie Davidson
Charles Miles

City Staff:

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

Absent:

Jason Barcak
John Williams

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 2:02 p.m. on Tuesday, August 3, 2021 at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

2. Citizen Communications

No comments.

3A. Review and approve minutes from meeting on July 6, 2021

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 approve the minutes as presented. The motion carried.

4A. Conduct a workshop regarding land uses and proposed amendments to the zoning ordinance for allowed uses

Commissioners discussed the following sections of the chart:

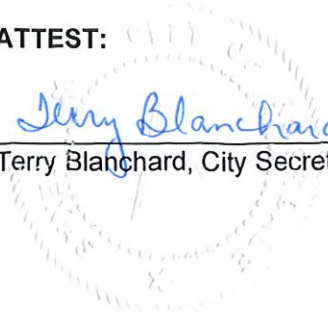
- Residential – Child-Care Center will be listed as C1 and C2 only (strike from residential)
- Commercial
 - Cemetery, Mausoleum – must be site plan approved
 - Monument Sales Lot – add “outdoor display allowed” – current code does not allow for any outdoor storage or display
 - Catering – add Industrial
 - Ceramics – add Industrial
 - Dry Cleaners – add Industrial
 - Optical Eyewear – strike Industrial
 - Add a section for Home Occupations – accounting, photography, tailor/seamstress, child care, single chair beauty shops, piano lessons, swim lessons, art classes, etc. (categories and standards)
 - Tattoo Studio – add C1
 - Antique Store – add “outdoor display with permit”
 - Bakery (wholesale) – add Industrial
 - Bakery (retail) – not allowed in Industrial
 - Cabinet Shop – change name to Cabinet/Furniture Shop
 - Cleaning, Dyeing or Laundry Plant – only Industrial
 - Contractor Storage Yard (Lay Down Yard)
 - Consignment Shop – remove from Industrial
 - Copy Shop

Commissioners will begin with Commercial – Custom Manufacture and Assembly Shop at their next meeting. Staff will make revisions to the chart for review.

Adjourned at 2:56 p.m.

These minutes approved on the 7th day of September, 2021.

ATTEST:


Terry Blanchard
Terry Blanchard, City Secretary

APPROVED:

Douglas K. Williams
Douglas K. Williams, Chairman