

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

Present:

P&Z Commissioners:

Jason Barcak
Jerry Waggoner
Doug Williams
Leslie Davidson
John Williams
Charles Miles

Absent:

Joan Ratliff

City Staff:

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

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, October 26, 2021 at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

2. Citizen Communications

City Manager Holly informed the Commissioners that the short courses from the American Planning Conference would be available to them at no charge in video format after the conclusion of the conference in November.

3. Conduct a public hearing to receive comments from property owners within 200' of property located at S21480 Rockdale Senior Care Addition, Lot 1 (Property ID 20519026 – property known as 1350 West Highway 79) for a rezone request submitted by Laurie Kunka on behalf of Rockdale SNF, LLC to change zoning classification from R-1 (Residential Single-Family) to C-2 (Commercial – Intense)

Public hearing was opened at 2:02 p.m. The following comments were received:

- Mary Lou Loehr asked how the facility was able to be built without the property being zoned commercial. She commented on areas of concern, such as no privacy, flooding, and a meter tie-in issue. She stated that she wants her due process in order to work through issues. She would like a privacy fence built between the properties (approximately 50').
- Barbara Holly commented that water was diverted onto Ms. Loehr's property by the contractors. Part of the property is inside the city limits, but a portion of the property is outside the city limits. This issue should have come for a zoning change prior to construction. The potential buyers have requested zoning verification. Since a portion of the property is not zoned correctly, the company has requested a zoning change for the entire property. Will reach out to the property owner to see if they would be willing to erect a privacy fence as requested by Ms. Loehr.
- Additional comments were discussed by the Commission.

Public hearing was closed at 2:23 p.m.

4A. Review and approve minutes from meeting on October 5, 2021

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Barcak, 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 the City Council for a rezone request submitted by Laurie Kunka on behalf of Rockdale SNF, LLC for property located at S21480 Rockdale Senior Care Addition, Lot 1 (Property ID 20519026 – property known as 1350 West Highway 79) to change zoning classification from R-1 (Residential Single-Family) to C-2 (Commercial – Intense)

Barbara Holly gave a brief summary. Staff recommends approval to make zoning consistent across entire property. Commissioners discussed various issues involved with this request.

MOTION: Upon a motion made by Commissioner Miles and a second by Commissioner Barcak, the Commission voted six (6) for and none (0) opposed to postpone until the December meeting and request for representation of seller and/or buyer at the meeting. The motion carried.

4C. Consider and take any necessary action on a recommendation to the City Council regarding a request submitted by Liberty Signs, Inc. for a sign variance at 1520 West Cameron Drive (part of property ID 55115), City of Rockdale, Milam County, Texas

Barbara Holly gave a brief summary. City sign ordinance does not allow for roof signs, so any request must come before P&Z. The top of the sign should not extend above the apex of the roofline. Staff recommends approval with top of sign not extending above roofline/ridgeline.

MOTION: Upon a motion made by Commissioner Miles and a second by Commissioner J. Williams, the Commission voted six (6) for and none (0) opposed to recommend approval of request as long as sign does not extend above ridgeline. The motion carried.

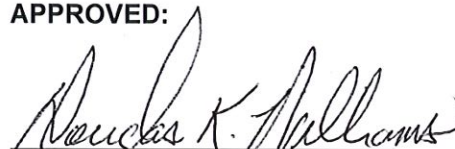
Adjourned at 3:07 p.m.

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

ATTEST:


Terry Blanchard
Terry Blanchard, City Secretary

APPROVED:


Douglas K. Williams
Douglas K. Williams, Chairman