

May 3, 2022

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

Present:

P&Z Commissioners:

Leslie Davidson
Charles Miles
Doug Williams
Jason Barcak ❖
John Williams

Absent:

Jerry Waggoner
Joan Ratliff

City Staff:

Barbara Holly, City Manager
Terry Blanchard, City Secretary
Ben Blanchard, Planner
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 1:30 p.m. on Tuesday, May 3, 2022 at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

2. Citizen Communications

No comments received.

3. Conduct a public hearing to receive comments from property owners within 200' of property located at S11500 Hillcrest No. 2, Block 1, Lot 11 (Property ID 11614 – property known as corner of Hillcrest Drive and Josie Lane) for a rezone request submitted by Salvador Cabral Garcia to change zoning classification from C-1 (Commercial – Light) to C-2 (Commercial – Intense)

Public hearing was opened at 1:32 p.m. The following comments were received:

- Wenda Dyer – Opposed to change in zoning
- Lisa Gerthe – Opposed to change in zoning
- Dahlia Garza Moore – Opposed to change in zoning. Concerned for safety.
- Caroline Young Drummond – Opposed to change in zoning. Worried about safety.
- LeeAnn Drummond – Opposed to change in zoning. Gave a history of Rockdale and of Josie Lane. Concerned that fire trucks and ambulances would not have access to areas in case of emergency. Stated that trash is already an issue in this area. Concerned for the safety of residents.
- John Shoemake (representing St. John's United Methodist Church) – Opposed to change in zoning. Concerned about opening property to C-2.
- Lin Perry – Opposed to change in zoning. He stated concerns regarding the "road" that is on his property behind the old HEB building and the potential need for road closure.

❖ Commissioner Barcak arrived during the Public Hearing.

Public hearing was closed at 1:46 p.m.

4A. Review and approve minutes from meeting on April 5, 2022

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Davidson, the Commission voted five (5) for and none (0) opposed to approve the minutes as presented. The motion carried.

4B. Receive monthly Building Official / Code Enforcement Report

Ben Blanchard gave a brief summary of the open cases. A majority of the cases are pro-active. He checks properties at least twice per week for compliance. Non-compliant cases typically take at least two (2) to three (3) weeks before they are referred to the Court. Lin Perry asked if the public has access to the list for viewing open cases. Barbara Holly stated that the City is researching ways to make the list available. Current procedure is to send letters to property owners and make phone calls to resident regarding violations if a valid phone number is available. Charles Keagey (resident near Apache Pass) made statements regarding the drugs and drug dens in Rockdale. His statements were addressed to the City Council.

4C. Consider and take any necessary action on establishing meeting times during the Comprehensive Master Plan review period

Barbara Holly reminded Commissioners that the Planning & Zoning Commission sets the framework for the Master Plan and staff fills in the details.

MOTION: Upon a motion made by Commissioner J. Williams and a second by Commissioner Miles, the Commission voted five (5) for and none (0) opposed to schedule P&Z meetings for the first and third Tuesdays of each month from 1:30 to 3:30 p.m. and to set the second meeting of each month as a workshop only to review the Master Plan. The motion carried.

4D. Consider and take any necessary action on a recommendation to the City Council for a rezone request submitted by Salvador Cabral Garcia for property located at S11500 Hillcrest No. 2, Block 1, Lot 11 (Property ID 11614 – property known as corner of Hillcrest Drive and Josie Lane), City of Rockdale, Milam County, Texas, to change zoning classification from C-1 (Commercial – Light) to C-2 (Commercial – Intense)

Barbara Holly gave a brief summary. Staff recommends denial as being an unacceptable use in a neighborhood. If 20% or more of the surrounding property owners are opposed to the rezone, then a super-majority vote by Council would be required for approval.

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

4E. Consider and take any necessary action on a recommendation to the City Council for a short form subdivision request submitted by Richard Delancey for property located at David A. Thompson Survey, A-398, a called 5.44 acre tract (Record Owner – Delgan Investment Group, LLC, Instrument No. 2022-221 ORMCT), Milam County, Texas into CR 355 Subdivision Tract 1 (1.29 acres), Tract 2 (1.15 acres), Tract 3 (1.00 acres), and Tract 4 (2.00 acres)

Barbara Holly gave a brief summary. Staff recommends approval with conditions. Items to be added to the plat prior to filing include signature block for septic or wells, TxDOT approval for access points to the highway, and utility easements for overhead electric.

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 approve the request with conditions as listed (signature block for septic or wells, TxDOT approval for access points to the highway, and utility easements for overhead electric). The motion carried.

4F. Review and take any necessary action on the Comprehensive Master Plan

Commissioners reviewed Section 2: Goals, Objectives, and Policies. The following areas were discussed:

- Discussed Objective 1.6 (family centered medical facilities) and whether it needed to remain in the Comprehensive Master Plan
- Commissioners stated that Rockdale needs an emergency care/urgent care center
- Identified possible actions to be included with this objective
- Discussed the Dialysis Center and whether it was offered to the City by property owner

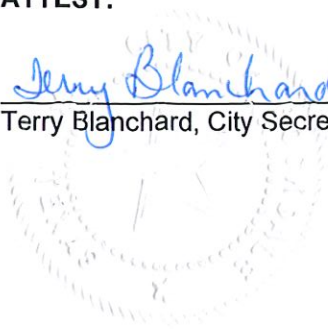
Commissioner Miles left the meeting at 2:55 p.m.

Commissioners will begin with Objective 1.7 at their next meeting.

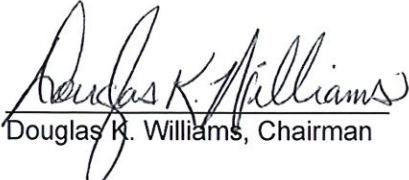
Adjourned at 3:02 p.m.

These minutes approved on the 7th day of June 2022.

ATTEST:


Terry Blanchard
Terry Blanchard, City Secretary

APPROVED:


Douglas K. Williams, Chairman