

June 7, 2022

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

**Present:**

**P&Z Commissioners:**

Leslie Davidson  
Joan Ratliff  
Doug Williams  
Jerry Waggoner  
John Williams

**Absent:**

Jason Barcak  
Charles Miles

**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, June 7, 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 S08200 Dyer, Block 2, Lot 1 W 40' of & 23 & 24 (Property ID 28364 – property known as 700 Dyer Street) for a rezone request submitted by Christopher Tovar to change zoning classification from R-1 (Residential – Single Family) to C-2 with PUD overlay (Commercial – Intense with Planned Unit Development overlay)**

Public hearing was opened at 1:31 p.m. The following comments were received:

- Allan Lawrence – Concerned that rezoned property could be resold and used for other purposes
- Chris Tovar – Has been a small business owner since 1998. After researching area, he has determined that there is a need for climate-controlled storage. Stated that a storage facility is a low traffic business (average of 5.8 cars per day, which is lower than the average for residential properties). Reviewed PUD restrictions with Commissioners.
- Jason Dishongh – Addressed traffic concerns for the area. Feels that the business would be a benefit to the city.

Public hearing was closed at 1:37 p.m.

**4A. Review and approve minutes from meetings on May 3 and May 17, 2022**

**MOTION:** Upon a motion made by Commissioner J. Williams 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.

**4B. Receive monthly Building Official / Code Enforcement Report**

Ben Blanchard gave a brief summary of the reports.

**4C. Consider and take any necessary action on a recommendation to the City Council for a rezone request submitted by Christopher Tovar for property located at S08200 Dyer, Block 2, Lot 1 W 40' of & 23 & 24 (Property ID 28364 – property known as 700 Dyer Street), City of Rockdale, Milam County, Texas, to change zoning classification from R-1 (Residential – Single Family) to C-2 with PUD overlay (Commercial – Intense with Planned Unit Development overlay)**

Barbara Holly gave a brief summary and stated that staff recommends approval. Potential owners held a Neighborhood Meeting to discuss the project with residents in the area. Since the structure already exists as a commercial facility, and the requested use would allow the current structure to be utilized for remaining life of said structure, it would not necessarily be considered spot-zoning. The property is under contract which is contingent upon the zoning change. Commissioner Davidson expressed concerns that people may try to live in the storage

units. Mr. Tovar stated that alarms, cameras, and local personnel will be utilized to try and prevent those types of occurrences.

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

**4D. Review and take any necessary action on a recommendation to the City Council regarding a proposed ordinance allowing and regulating indoor shooting ranges within the corporate limits of Rockdale, Texas**

Barbara Holly gave a brief summary. Commissioners discussed the following:

- Review by city attorney
- Annual fee should be equal to the cost for inspection
- Noise – no more than 65 decibels at the property line

**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 recommend approval with revisions of annual fee equal to inspection fee and the addition of noise restriction to 65 decibels at property line. The motion carried.

**4E. Consider and take any necessary action on a recommendation to the City Council for an amendment to Chapter 14 Zoning and the Allowed Use Table to remove Recreational Vehicle Parks from zoning classifications**

Barbara Holly gave a brief summary. Staff recommends approval. No new construction of RV parks would be allowed. Existing RV parks would become legal, non-conforming, which would allow them to continue operations as usual, but would prohibit any expansion to their park(s)

**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 ordinance as presented. The motion carried.

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

Commissioner J. Williams stated that there are two (2) potential businesses for the urgent care facility that has been offered as a donation to the City. Commissioners reviewed previous revisions to Plan. The following revision was requested:

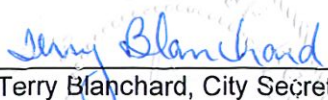
- Action 1.7.5 – move STEM definition so that it is immediately following initials

Commissioners will begin with Objective 3.4 (page 2-8) at their next meeting.

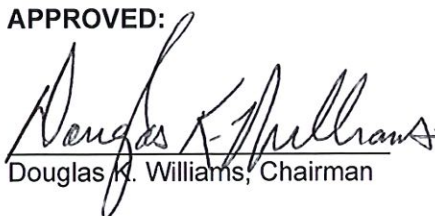
Adjourned at 3:02 p.m.

These minutes approved on the 12<sup>th</sup> day of July 2022.

**ATTEST:**

  
Terry Blanchard, City Secretary

**APPROVED:**

  
Douglas K. Williams, Chairman