

March 5, 2024

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

**Present:**

**P&Z Commissioners:**

Doug Williams, Chair  
John Williams, Vice Chair  
Leslie Davidson  
Joan Ratliff  
Charles Miles  
Jason Barcak  
Daniel Willie  
Scott Starnes, Council Liaison

**City Staff:**

Barbara Holly, AICP, City Manager  
Shanna Johnson, City Secretary  
Ben Blanchard, City Planner  
Jim Gibson, MDD Director

**Call to order and announce a Quorum is Present**

With a quorum present, the Planning and Zoning Commission Meeting was called to order by Chair Williams at 1:30 p.m. on Tuesday, March 5, 2024, at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

**2. Citizen Communications**

No comments made.

**3A. Receive a presentation from Chair Williams about the City Council meeting.**

Chair Williams spoke about the City Council approving Mr. White's plat, and the execution of the potential board members' application process.

**4A. Conduct a workshop regarding the Comprehensive Plan (Rik Adamski).**

Rik Adamski spoke about having the Comprehensive Plan ready for the City Council to review and adopt this summer. The Comprehensive Plan will address downtown parking, quality of life, Economic growth, business development, and future infrastructure development.

**4B. Conduct a workshop to review the Planning and Zoning Commission's mission statement.**

\*item moved to next meeting

**4C. Conduct a workshop to review the Historical Board's mission statement.**

The commissioners discussed a statement to include city culture and historical heritage.

**5A. Review and approve minutes from the meeting on February 6, 2024.**

**MOTION:** Upon a motion made by Commissioner Barcak and a second by Commissioner J. Williams, the Commission voted seven (7) for and none (0) opposed to approving the minutes as presented. Motion Carried.

**5B. Receive the monthly code enforcement report.**

City Planner Blanchard discussed the updated route used to identify possible code violations in the city. The training of a new staff member has been beneficial to the department.

**5C. Receive the Development Services department report.**

City Planner Blanchard discussed the master plan permit submittals by D.R. Horton as well as other permits pulled within the city for the year 2024. Planner Blanchard explained that D.R. Horton is getting close to going vertical.

**5D. Consider and take any necessary action on a recommendation to the City Council regarding a plat submitted by Jack Cody Wells for property located at 729 County Road 335, Milam County, Texas into lots 1 and 2.**

**MOTION:** Upon a motion made by Commissioner J. Williams and a second by Commissioner Barcak, the Commission voted seven (7) for and none (0) opposed to approving the plat with the staff recommendations of basing the plat on a title commitment, removing the V1 variance request, and amending the V2 variance request to request a 2.6' building setback. Motion Carried.

**5E. Consider and take any necessary action on the Planning and Zoning Commission's mission statement.**

\*Item moved to next meeting

**5F. Consider and take any necessary action on the Historical Board's mission statement.**

**MOTION:** Upon a motion made by Commissioner Willie and a second by Commissioner Miles, the Commission voted seven (7) for and none (0) opposed to approving the mission statement: The City of Rockdale Preservation Board's mission is to advocate for a future that honors and protects its people, places, culture, and community while working to preserve the significant historical, cultural or architectural heritage of our city, current and future generations. Motion Carried.

Adjourned at 2:40 p.m.

These minutes approved on the 2nd day of April 2024.

**ATTEST:**

**APPROVED:**

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Shanna Johnson, City Secretary

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Douglas K. Williams, Chairman