

September 19, 2023

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

**Present:**

**P&Z Commissioners:**

Doug Williams, Chair  
John Williams, Vice Chair  
Leslie Davidson  
Jerry Waggoner  
Charles Miles\*  
Jason Barcak  
Scott Starnes, Council Liaison

**City Staff:**

Barbara Holly, AICP, City Manager  
Shanna Johnson, City Secretary  
Ben Blanchard, City Planner

**Absent:**

Joan Ratliff

**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, September 19, 2023, at Rockdale City Hall, 505 West Cameron Avenue, Rockdale, Texas.

**2. Citizen Communications**

No comments made.

\*arrives

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

City Manager Holly updated the Commissioners on the September 11<sup>th</sup> City Council meeting. The recommended ordinances on the all-weather surface definition for grass pavers, adding xeriscape landscaping, and prohibiting parking on unimproved surfaces. A 12-month education period was granted for parking on unimproved surfaces. The City received a \$2,441.00 grant from CTCOG to provide trashcans with a city logo for the downtown area.

**4A. Review and approve minutes from the meeting on August 1, 2023.**

**MOTION:** Upon a motion made by Commissioner Davidson and a second by Commissioner Waggoner, the Commission voted six (6) for and none (0) opposed to approve the minutes as presented. Motion Carried.

**4B. Receive the monthly code enforcement report**

City Planner Blanchard presented the August report stating the decline in trash and high grass violations. Property maintenance violations have increased this fiscal year.

**4C. Receive the Development Services department report.**

City Planner Blanchard discussed the adoption of the Allowed Use Table at the December 13, 2021, Council meeting, and how it provides a clear vision for staff and developers. City Planner Blanchard also discussed the number of plats and lots the P&Z Commission has reviewed, the GIS map, the TDHCA program, and code enforcement numbers.

**4D. Consider and take any necessary action on a recommendation to the City Council regarding a plat submitted by Shannon Kornegay for property located at 339 E Hwy 79, Rockdale, Milam County, Texas into lot 2A and 2B.**

**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 approve the plat and present to City Council. Motion Carried.

**4E. Consider and take any necessary action on a recommendation to the City Council regarding an ordinance amendment to landscaping and screening requirements.**

**MOTION:** Upon a motion made by Commissioner J. Williams and a second by Commissioner Waggoner, the Commission voted six (6) for and none (0) opposed to approve the ordinance as written and send to Council. Motion Carried.

**4F. Consider and take any necessary action on a recommendation to the City Council establishing a site visibility triangle.**

**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 ordinance as written and send to Council. Motion Carried.

**4G. Consider and take any necessary action on a recommendation to the City Council regarding an ordinance amendment to the replacement tree definition for Chapter 10.**

**MOTION:** Upon a motion made by Commissioner Barcak and a second by Commissioner Waggoner, the Commission voted six (6) for and none (0) opposed to approve the ordinance as written and send to Council. Motion Carried.

Adjourned at 2:28 p.m.

These minutes approved on the 3rd day of October 2023.

**ATTEST:**

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Shanna Johnson, City Secretary

**APPROVED:**

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Douglas K. Williams, Chairman