



Physical Address: 501 South Main Street
Mailing Address: PO Box 228
Rhome, Texas 76078
Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, January 13, 2025

Meeting Time: 7:00pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

Microsoft Teams

Join the meeting now

teams.microsoft.com/join

Meeting ID: 274 412 328 905

Teams Password: Xd3KR2YB

Regular Session – 7:00pm

Call to Order and Establish a Quorum

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time.

If you are attending the meeting in person, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

Regular Agenda – New Business

1. Hold a public hearing and consider a modification to Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.
2. Consider a replat of 0.324 Acres of Lots 8, 9, 10, 11 and 12, Block 10, Original Town of Rhome, Wise County Texas to be replated as Lot 8R-1, Block 10 Original Town of Rhome, Wise County Texas, generally located at the northwest corner of Old Mill Road and E. 1st Street.
3. Discussion and any necessary action regarding minutes dated November 14, 2024.

Future Agenda Items

Adjourn

A quorum of Council Members may be present at this meeting

**Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Planning & Zoning Commission may convene into executive session at any time during the meeting if any of them need to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the city's attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

The Planning & Zoning Commission may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the Agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

CERTIFICATION: I do hereby certify that the above Planning & Zoning Commission Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas no later than 6 p.m. on January 10, 2025.



Brooke Boller, City Secretary



AGENDA ITEM 1



**Planning and Zoning Commission
AGENDA MEMO**

Prepared By: Stephen Cook, Senior Planner

January 13, 2025

**Public Hearing for the Modification of Ordinance 2024-19
Zoning of 10.285 Acres**

DESCRIPTION:

Hold a public hearing and consider a modification to Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

BACKGROUND INFORMATION:

Standard Building Group is a local Rhome business wishing to develop 10.285 acres on the northeast corner of the city. On November 14, 2024, the City of Rhome held a joint public hearing between the Planning and Zoning Commission and City Council and approved a Planned Development for fifty (50) single family residential homes on various lot sizes with a minimum of 4,400 square feet. Included in the Planned Development Ordinance was a design table that regulates setback distances, lot widths and other site design distances. Upon further engineering from the developer and discussions with staff, it was agreed in order to accommodate the most amount of trees on individual lots and ensure appropriate location of the homes, the table needs to be updated.

The changes proposed to the table are as follows.

1. Elimination of the specific lot width for corner lots and lot width is applied to all lots.
2. Minimum Lot depth reduced from 150 feet to 110 feet to accommodate interior lots.
3. Reduce Minimum Dwelling Square Footage from 1,800 to 1,600 square feet.
4. Reduce Minimum Front Yard Setback from 25 feet to 20 feet.
5. Reduce Minimum Rear Yard Setback from 15 feet to 10 feet.

The modification to the table is reflected below.

Minimum Lot Size and Dimensions	
Lot Area (sq. ft.)	4,400
Lot Width (feet)	40

Lot Depth (feet)	110
Dwelling Minimum Square Footage	1,600
Yard Requirements	
Front Yard minimum (feet)	20
Side Yard minimum (feet)	5
Side Yard of Corner Lots minimum (feet)	5
Rear Yard minimum (feet)	10
Maximum Lot Coverage	60%
House Requirements	
Main structure maximum height (feet)	40
Accessory structure maximum height (feet)	14
Roof pitch minimum	6/12

No other changes to the zoning are requested. No changes are requested for the number of lots or the arrangement of those lots.

Staff recommends approval of the Ordinance.

RECOMMENDED MOTIONS FOR PLANNING AND ZONING:

I move to **Recommend Approval/Denial** of Ordinance XXXXXXXX for the Modification of Ordinance 2024-19 Planned Development Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. A (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

ATTACHMENT(S):

1. Ordinance 2025-01

CITY OF RHOME, TEXAS

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF RHOME, TEXAS, AMENDING ORDINANCE 2024-19 OF THE CITY OF RHOME BY DESIGNATING THE ZONING OF A PARCEL OF LAND BEING APPROXIMATELY 10.285 ACRES, WISE COUNTY, TEXAS, GENERALLY NORTH OF HICKORY STREET, ZONED PLANNED DEVELOPMENT "PD" – FOR SINGLE-FAMILY RESIDENTIAL WITH MINIMUM 4,400 SQUARE FOOT LOTS BY MODIFYING THE DESIGN STANDARDS TABLE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rhome, Texas (the "City") is authorized by Section 211.005, "Districts" of the Texas Local Government Code to zone property into districts; and

WHEREAS, the owner of the parcel of land within the City, being approximately 10.285 acres of land situated in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas, located on the northeast corner of the City and generally located north of Hickory Street (the "Property"), initiated this amendment to the City's zoning map; and

WHEREAS, the Property is described by metes and bounds in Exhibit B and depicted in the Zoning Exhibit attached as Exhibit A, which are incorporated into this ordinance for any and all purposes; and

WHEREAS, the City Council of the City has published and mailed notices of public hearings in compliance with Chapter 211 of the Local Government Code; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on the requested zoning for the Property on January 13, 2025, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on January 23, 2025, with respect to the zoning described herein; and

WHERE AS, the City Council finds that the proposed zoning is consistent with the goals and objectives of the City and is necessary to lessen the congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; and avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and to encourage the most appropriate use of land throughout the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS:

SECTION 1

The following table is modified in its entirety for the Planned Development to the following:

2. Development standards:

Minimum Lot Size and Dimensions	
Lot Area (sq. ft.)	4,400
Lot Width (feet)	40
Lot Depth (feet)	110
Dwelling Minimum Square Footage	1,600
Yard Requirements	
Front Yard minimum (feet)	20
Side Yard minimum (feet)	5
Side Yard of Corner Lots minimum (feet)	5
Rear Yard minimum (feet)	10
Maximum Lot Coverage	60%
House Requirements	
Main structure maximum height (feet)	40
Accessory structure maximum height (feet)	14
Roof pitch minimum	6/12

SECTION 2

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 3

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 4

All rights or remedies of the City of Rhome, Texas, are expressly saved as to any and all violations of the city's zoning ordinance, as amended, or any other ordinance affecting zoning and land use thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 5

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6

The City Secretary of the City of Rhome, Texas, is hereby directed to publish in the official newspaper of the City of Rhome the caption, penalty clause, publication clause, and effective date clause of this Ordinance for two (2) days as required by section 52.012 of the Texas Local Government Code.

SECTION 7

This Ordinance shall take effect from and after its date of passage and publication in accordance with law, and it is so ordained.

SECTION 18

Exhibits. The following Exhibits are attached to this Ordinance and are incorporated herein for all purposes:

- | | |
|-----------|--------------------------------|
| Exhibit A | Map of Property |
| Exhibit B | Legal Descriptions of Property |

PASSED AND APPROVED ON THIS 23rd DAY OF January, 2025.

Kenneth Crenshaw, Mayor

ATTEST:

Brook Boller, City Secretary

Exhibit B
Legal Description of Property

All that certain lot, tract, or parcel of land, situated in a portion of the J.C. Tatum Survey, Abstract No. 817, Wise County, Texas, being part of that certain called 10.285 acre tract described in a deed to Structured Building Group recorded in Instrument No. 202409829 of the Deed Records of Wise County, Texas (DRWCT), and being more completely described as follows, to-wit:

BEGINNING at a ½” iron rod with cap stamped “PIERCE-MURRAY” set fort the southeast corner of that tract of land described in a Deed to Christi Dickey Walden as recorded in Instrument No. 202205222 of the Deed Records of Wise County, Texas

THENCE North 80 deg. 57 min. 18 sec. West a distance of 391.96 feet to a ½” iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE North 00 deg. 08 min. 50 sec. West a distance of 118.60 feet to a ½” iron rod with yellow cap found;

THENCE South 89 deg. 49 min 31 sec. West a distance of 100.00 feet to a ½” iron rod with yellow cap found;

THENCE South 00 deg. 15 min. 44 sec. West a distance of 118.22 feet to a ½ “ iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE North 89 deg. 57 min. 18 sec. West a distance of 340.90 feet to a ½” iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE North 00 deg. 56 min. 22 sec. East a distance of 294.87 feet to a ½” iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE South 89 deg. 43 min. 33 sec. East a distance of 90.56 feet to a ½ “ iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE North 00 deg. 12 min. 11 sec. West a distance of 290.71 feet to a ½” iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE South 89 deg. 57 min. 44 sec. East a distance of 741.12 feet to a ½” iron rod with cap stamped “PIERCE-MURRAY” set;

THENCE South 00 deg. 16 min. 50 sec. West a distance of 585.28 feet to the POINT OF BEGINNING, and containing 459,827 square feet, or 10.285 acres of land, more or less.

AGENDA ITEM 2



AGENDA ITEM:

**Planning and Zoning Commission
AGENDA MEMO**

Prepared By: Stephen Cook, Senior Planner

January 13, 2025

**Replat of 0.324 Acres of Lots 8, 9, 10, 11, and 12,
Block 10 Original Town of Rhome**

DESCRIPTION:

Consider a replat of 0.324 Acres of Lots 8, 9, 10, 11 and 12, Block 10, Original Town of Rhome, Wise County Texas to be replatted as Lot 8R-1, Block 10 Original Town of Rhome, Wise County Texas, generally located at the northwest corner of Old Mill Road and E. 1st Street.

BACKGROUND INFORMATION:

Aimee Davis is the property owner of 0.324 acres at the northwest corner of Old Mill Road and E.1st Street. These are lots originally platted with the foundation of the City of Rhome. Ms. Davis is intending to replat these lots into one lot for future commercial development. The property is zoned "C" Commercial in the City of Rhome. Access to the property may be made from either Old Mill Road, or E. 1st Street. The property meets the standards of the "C" Commercial District.

Staff recommends approval of the Replat.

RECOMMENDED MOTIONS FOR PLANNING AND ZONING:

I move to **Recommend Approval/Denial/Approval with Conditions** of 0.324 Acres Replat Lot 8R-1, Block 10 Original Town of Rhome, Wise County Texas

ATTACHMENT(S):

1. Replat of Lot 8R-1, Block 10 Original Town of Rhome, Wise County, Texas

NOTES:

- BEARINGS ARE BASED ON GPS NAD 83 COORDINATES.
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY. WHERE WISE COUNTY HAS OSSF PERMITTING AUTHORITY IN THE ETJ, PRIOR TO OBTAINING AN OSSF PERMIT A LETTER FROM THE AGENCY WITH PLATTING AUTHORITY MUST BE SENT TO WISE COUNTY PUBLIC WORKS STATING THAT THE PLAT IS IN ACCORDANCE WITH THE MOST STRINGENT PLATTING REQUIREMENTS RELATING TO LOT SIZE.
- ALL LOTS HAVE A 10' BUILDING LINE ALONG THE SIDE AND REAR LOTS UNLESS OTHERWISE SHOWN.
- ALL LOTS HAVE A 10' UTILITY EASEMENT ALONG THE SIDE LOT LINES UNLESS OTHERWISE SHOWN.
- ALL LOTS HAVE A 15' UTILITY EASEMENT ALONG THE FRONT LOT LINES UNLESS OTHERWISE SHOWN.
- ALL LOTS HAVE A 30' BUILDING LINE ALONG THE FRONT LOT LINES UNLESS OTHERWISE SHOWN.
- THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
- ALL LOTS WILL HAVE SEPTIC.
- ALL LOTS WILL HAVE PRIVATE WATER WELL.
- AREA DEDICATIONS:
GROSS AREA = 0.324 ACRES
ROW DEDICATION = 0.00 ACRES
NET RESIDENTIAL AREA = 0.324 ACRES
- THIS PROPERTY LIES IN ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP 48497C0475D, WISE COUNTY TEXAS. EFFECTIVE DATE: DECEMBER 16, 2011.
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE BREACH INUNDATION LIMITS OF A NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REGULATED FLOOD CONTROL STRUCTURE OR A DAM AS DEFINED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- IF THE CURRENT PROPERTY QUALIFIES FOR AN AGRICULTURAL TAX EXEMPTION AND THE PROPOSED USE OF THE PROPERTY IS SUBJECT TO A CHANGE IN THE TAX EXEMPTION, THE PROPERTY MAY BE SUBJECT TO ROLLBACK TAXES FOR THE PREVIOUS THREE (3) YEARS.
- SEPTIC SYSTEMS WILL NOT BE ALLOWED ON PROPERTIES UNDER 2 ACRES WITHOUT PROOF OF WATER SERVICE.
- ALL MAILBOXES SHALL BE PLACED AND CONSTRUCTED IN ACCORDANCE WITH THE ACCESS DRIVEWAY PERMIT AND DEVELOPMENT RULES AND REGULATIONS REQUIREMENTS.
- DRIVEWAY PERMITS OBTAINED THROUGH COUNTY ENGINEER.

UTILITY EASEMENTS:

ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT RESTRICTION:

NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE WISE COUNTY COMMISSIONER'S COURT, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

NOTICE:

DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.

PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF WISE COUNTY.

FLOODWAY EASEMENT RESTRICTION:

NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF WISE COUNTY COMMISSIONER COURT, SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE INUNDATION LIMITS.

SUBDIVISION RESTRICTIONS:

- IF SEWAGE DISPOSAL IS BY MEANS ON-SITE SEWAGE FACILITIES, A PERMIT MUST BE OBTAINED FOR EACH LOT.
- SEPTIC TANK PERFORMANCE CANNOT BE GUARANTEED, EVEN THROUGH ALL PROVISIONS OF THE WISE COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY WISE COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE AND FEDERAL REGULATIONS.
- ON-SITE SEWAGE FACILITIES, ALTHOUGH APPROVED OF MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY, SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT PROPERLY MAINTAINED AND CONTROLLED. THEREFORE, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED IN ACCORDANCE WITH THE RULES ESTABLISHED BY WISE COUNTY AND THE TCEQ. DESIGN SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT.
- ONLY ONE SINGLE-FAMILY RESIDENCE OR DUPLEX SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY.
- BUILDINGS TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH THEY FRONT AND/OR ADJUT SHALL BE BUILT SUCH THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 1'-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE BUILDING. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDING THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
- NO BUILDING SHALL BE BUILT IN A 100-YEAR FLOOD PLAIN UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION IS COMPLIED WITH. IN NO CASE SHALL THE MINIMUM FINISHED FLOOR ELEVATION BE LESS THAN 2'-FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION. PRIOR TO ANY CONSTRUCTION WITHIN THE FLOODPLAIN, A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WISE COUNTY FLOODPLAIN ADMINISTRATOR.
- ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
- ANY DRIVEWAY CULVERTS, IF NECESSARY, ARE TO BE INSTALLED BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE POLICIES OF WISE COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY CULVERT BE LESS THAN 18-INCHES IN DIAMETER ON A PROPOSED ROAD.
- THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX (6") INCHES BELOW THE OUTSIDE EDGE OF THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND ENTERING THE ROADWAY.
- ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON THE LOT.
- ROUTINE MAINTENANCE AND MOWING OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER. IF NEEDED, THE COUNTY SHALL RESERVE THE RIGHT TO ACCESS/ENTER THE DRAINAGE EASEMENTS TO PERFORM ROUTINE MAINTENANCE AND/OR MOWING.
- WISE COUNTY WILL NEVER ACCEPT OR MAINTAIN PRIVATELY MAINTAINED ROADS UNLESS THEY MEET COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
- PRIVATELY MAINTAINED ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND A MECHANISM MUST BE IN PLACE FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
- FOR DEVELOPMENTS INTENDED TO BE MAINTAINED BY MUD OR SIMILAR ENTITY WITH ROAD POWERS, THE RESTRICTIONS MUST ALSO CONTAIN A STATEMENT THAT ROAD MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MUD OR SIMILAR ENTITY.
- THE EXISTING COUNTY ROADWAY DITCH SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE, IN ACCORDANCE WITH THE WISE COUNTY TYPICAL ROADWAY SECTION BORROW DITCHES SHOWN ON SHEET 1 OF ARTICLE 9 OF THE "CONSTRUCTION STANDARDS" OF WISE COUNTY DEVELOPMENT RULES AND REGULATIONS.
- RIGHT-OF-WAYS DEDICATED BY PREVIOUS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WISE

WHEREAS, AIMEE DAVIS is the owner of that certain 0.324 acre tract of land, also known as Lots 8, 9, 10, 11 and 12, of Block 10 of the Original Town of Rhome, Wise County, Texas according to the plat recorded in Volume 5, Page 640 of the Deed Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found in the West right-of-way line of Old Mill Road and in the North right-of-way line of East 1st Street and being by plot call the Southeast corner of said Lot 12;
THENCE S 74°03'42" W along said East 1st Street right-of-way a distance of 111.17 feet to a 3/8" iron rod found in the East line of a 20' alley of the Southwest corner of said Lot 12;
THENCE N 15°09'43" W along said East line of said 20' alley a distance of 124.75 feet to a 3/8" iron rod found at the Northwest corner of said Lot 8 and being the Southwest corner of Lot 7 of said Block 10;
THENCE N 74°36'51" E along the common line of said Lots 7 and 8 a distance of 117.27 feet to a 3/8" iron rod found at the Northeast corner of said Lot 8, the Southeast corner of said Lot 7 and being in the West line of said Old Mill Road and said point also being the Point of Curvature of a curve to the left having a Radius of 2,279.50 feet, a Chord Bearing of S 12°20'00" E and a Chord Distance of 123.85 feet;
THENCE along said curve and right-of-way in a Southerly direction a distance of 123.87 feet to the POINT OF BEGINNING and containing in all 14,116 square feet or 0.324 acres of land.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

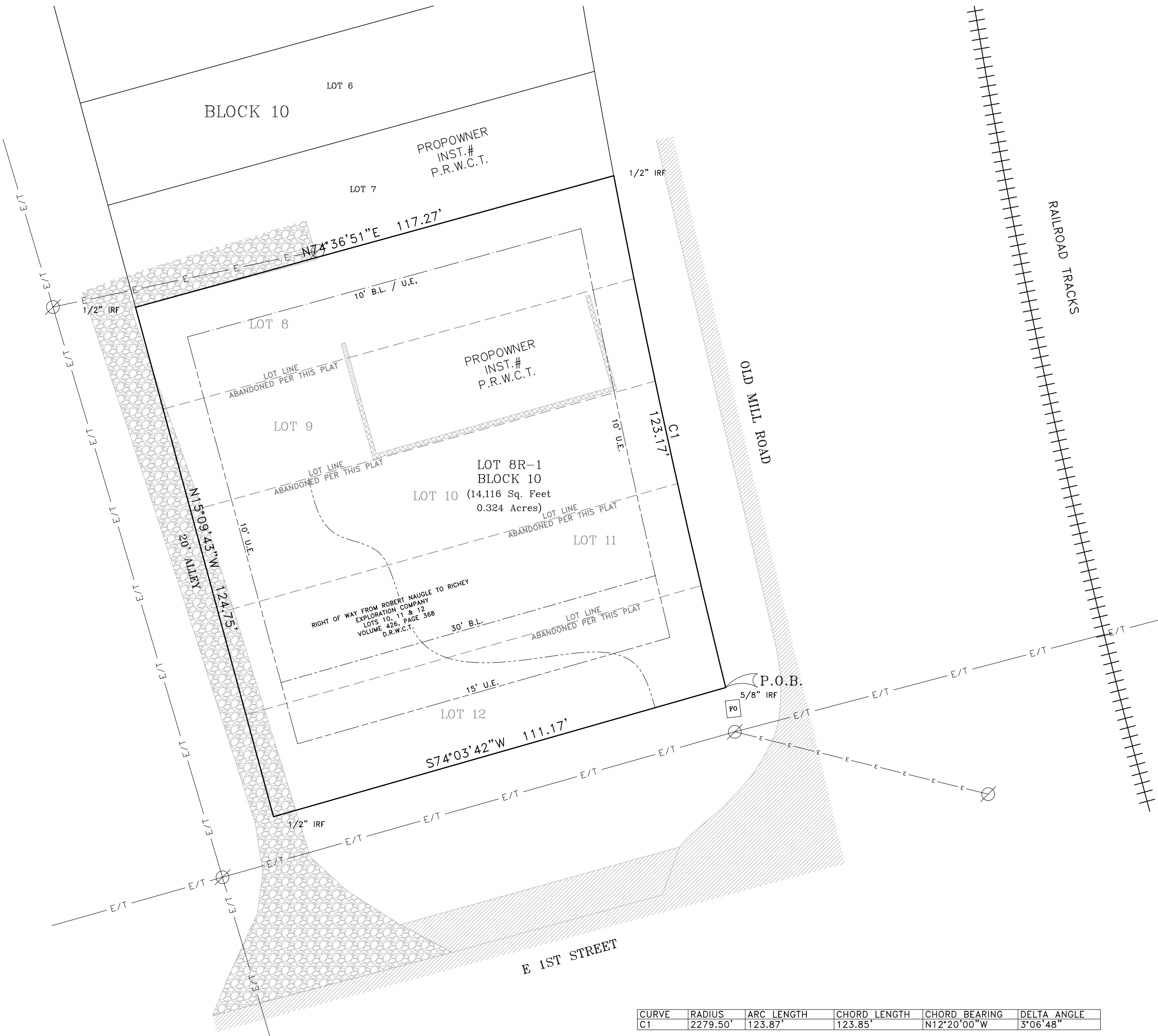
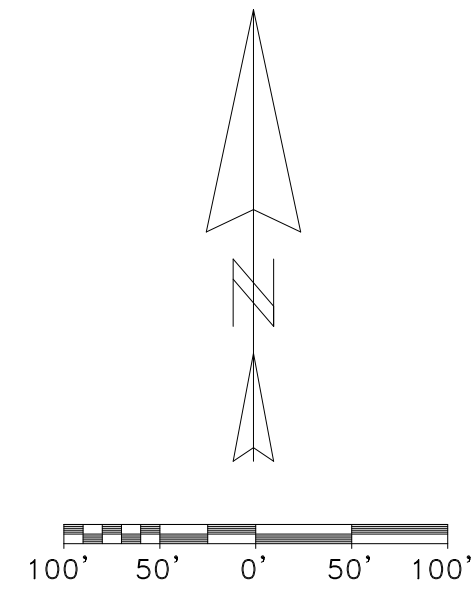
I, Aimee Davis, Owner, do hereby adopt this plat designating the herein above described property as Lot 8R-1, Block 10, The Original Town of Rhome, Wise County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Aimee Davis

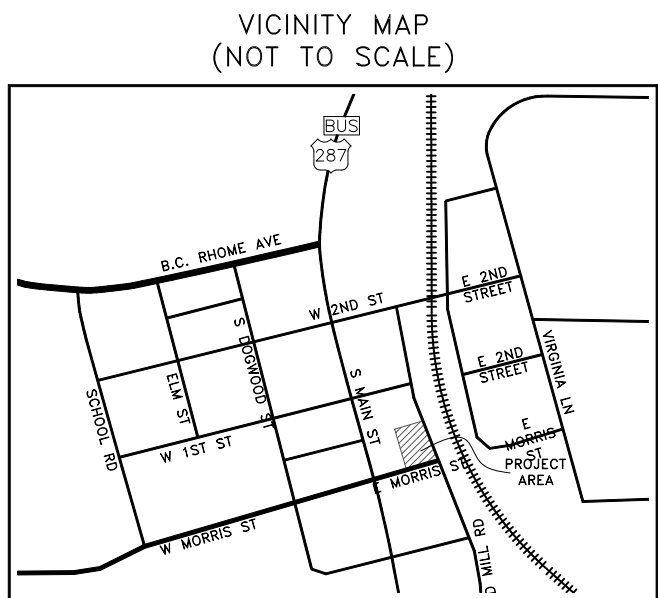
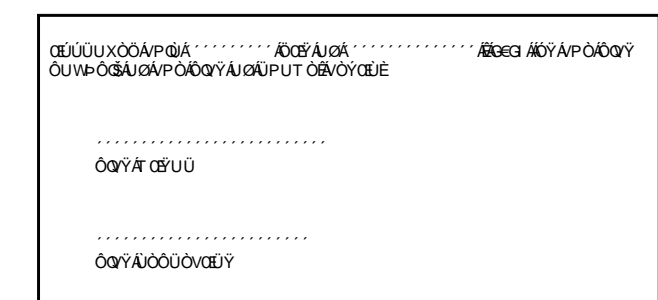
BEFORE ME, the undersigned authority, on this day personally appeared Aimee Davis known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public
Commission expires: _____



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2279.50'	123.87'	123.85'	N12°20'00"W	3°06'48"



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- UTILITY LEGEND**
- PROFANE TANK
- WELL HOUSE/WATER WELL
- GAS WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- ELECTRIC MARKER
- AIR CONDITIONER
- ELECTRIC METER
- TRANSFORMER PAD
- FIBER OPTIC BOX
- TELEPHONE RISER
- CATV RISER
- SIGN
- SEPTIC LID
- STORM SEWER
- SANITARY SEWER MANHOLE
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SURVEY LEGEND**
- IRON ROD SET WITH A TO BURKS #5509 CAP
- IRPC CAPPED IRON ROD FOUND
- IRP IRON ROD FOUND
- CHSX CHISELED "X"
- SFP STEEL FENCE POST

SURVEYORS CERTIFICATE
STATE OF TEXAS
COUNTY OF WISE
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
TOMMY G. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5509
BURKS LAND SURVEYING
223 CR 1280
DECATUR, TX 76234

DEVELOPED BY:
AIMEE DAVIS
P.O. BOX 736
RHOME, TX 76078
(940)389-0704
E-MAIL: wisefysalon@gmail.com
PREPARED BY:
BURKS LAND SURVEYING
223 CR 1280
DECATUR, TEXAS 76234
(817)228-5577
E-MAIL: tbsurvey98@yahoo.com
CONTACT: QUINT BURKS

FINAL PLAT
OF
LOT 8R-1, BLOCK 10
IN THE
ORIGINAL TOWN OF RHOME
WISE COUNTY, TEXAS
1 RESIDENTIAL LOT
0.324 ACRES
DECEMBER 13, 2024
24025 - 1

AGENDA ITEM 3



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhyme, Texas 76078

Telephone: 817-636-2462

www.cityofrhyme.com | bboller@cityofrhyme.com

Mayor
Kenneth Crenshaw

City Council

Place 1
Jimmy Johnson

Mayor Pro-Tem,
Place 2
Michelle Tye

Place 3
Randall Loftis

Place 4
Kristi King

Place 5
Kasey Shumake

City Administrator
Amanda DeGan

City Attorney
Carvan Adkins

City Secretary
Brooke Boller

Fire Chief
Scott Estes

Police Chief
Eric Debus

Public Works
Director
Jesus Dominguez

JOINT MEETING MINUTES OF THE RHOME CITY COUNCIL
AND PLANNING AND ZONING COMMISSION

Meeting Date: Thursday, November 14, 2024

Regular Session: 6 p.m.

Amended Agenda – Posted November 11, 2024

Meeting Location: Rhyme Community Center, 261 N. School Road, Rhyme, Texas 76078

LIVE Streaming: To be as accessible as possible, we MAY live stream the meeting using GoToMeeting from your computer or phone.

By Computer	By Phone
GoToMeeting: Select Join: Select Meeting or Microsoft Teams: Join the meeting now teams.microsoft.com/l/meetup-join	Call 1 (646) 749-3129
Session ID: 646-749-3129 Teams Meeting ID: 249 110 644 692	Access Code: 843-257-053
Access Code: 843-257-053 Teams Password: rdhVpR	Toll Free Option: 1 (877) 309-2073

The Rhyme City Council *may* conduct this meeting by videoconference call in accordance with Section 551.127 of the Texas Open Meetings Act. A quorum of the City Council will be physically present at the address listed above and the public may attend the meeting at the same location.

Regular Session: 6 p.m. (Regular session called to order by Mayor Kenneth Crenshaw at 6:00 pm, Roll Call with the mentioned names to the side.)

Call to Order and Establish a Quorum

Invocation

Pledge of Allegiance to the American Flag

Pledge of Allegiance to the Texas Flag

Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible

Public Comments

- The Council is not permitted to take action or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, they may make a statement of fact regarding the item or policy. They may also ask that the item be placed on a future agenda or direct the City Administrator to contact the individual to address.*

2. *Public Comments require the speaker to submit the sign-up form to the City Secretary prior to the meeting, are limited to 3 minutes, and the form must identify each subject the speaker plans to present.*
3. *There will be no yielding of time to another person. Engaging in verbal attacks, or comments intended to insult or slander any individual shall be cause for removal from Council Chambers.*
4. *If the writer of a Public Comment is unable to read their own comment, it should be given to a friend, family member, or associate, that is able to attend in person and read the statement in their stead.*

Ashley Majors – Wanted to thank the Pastor.

Randall Kelton – Proper legal judicial procedures

J.C. Barba & Jhoni Sanchez – traffic and signage for in front of the McDonalds in Rhome

Announcements from Mayor and Council Members

- November 16th – Fall Clean-up and Shredding Day
- November 28th and 29th – City offices closed to observe Thanksgiving holiday
- December 2nd, 9th, and 16th – Santa Sightings
- December 2nd – Planning & Zoning Meeting @ 6:00 p.m.
- December 3rd – Monthly Bulk Pick-up
- December 4th – Monthly Outdoor Warning Siren Testing (weather permitting)
- December 7th – Christmas Tree Lighting and Family Event with Rhome Veteran’s Group (see the website)
- December 12th – City Council Meeting @ 6:00 p.m.

Joint Meeting with Planning & Zoning Commission

Hickory Meadows – Structured Builders Group

1. Hold a public hearing and consider an Ordinance for the Annexation of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Open: 6:26pm Closed: 6:28pm

Motion: Councilman Kasey Shumake

Second: Councilwoman Kristi King

Vote: All in Favor

Result: Council approved an Ordinance for the Annexation of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

2. Discuss and consider action approving an annexation service agreement between the City of Rhome and Standard Building Group for 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilwoman Kristi King

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved an annexation services plan between the City of Rhome for 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

3. Consider the approval of a preliminary plat of Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Chair Steve Knight
Second: Commissioner Joseph Hernandez
Vote: All in Favor

Result: Planning and Zoning Approve with conditions of the request of the Preliminary Plat of a total of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilman Randall Loftis
Second: Councilman Jimmy Johnson
Vote: Result

Result: Council Approve with conditions of the request of the Preliminary Plat of a total of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

4. Discuss and consider a Resolution approving a Development Agreement with Standard Building Group for Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilwoman Kristi King
Second: Councilman Kasey Shumake
Vote: All in Favor

Result: Council approved a Resolution approving a Development Agreement with Standard Building Group for Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

5. Hold a public hearing and consider an Ordinance for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Open: 6:36pm Closed: 6:37pm

Ashley Majors- Are we using City water? – Yes

Jeremy Finch – Hickory Street is not rated for heavy equipment and ask that council consider updating the road.

Jimmy – There is no access to backyards off Hickory. Having smaller lots with larger homes doesn't leave a lot of space for much more.

Motion: Chair Steve Knight
Second: Commissioner Roland Kuhleman
Vote: All in Favor

Result: Planning and Zoning approved Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Motion: Councilman Randall Loftis
Second: Councilman Kasey Shumake
Vote: All in Favor

Result: Council approved Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Townhomes Project – Sahihi Group

6. Hold a public hearing and consider an Ordinance for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Open: 6:55pm Closed: 6:56pm

Motion: Chair Steve Knight

Second: Commissioner Roland Kuhleman

Vote: All in Favor

Result: Planning and Zoning approved Ordinance 2024-20 for the Zoning of for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Motion: Councilman Kasey Shumake

Second: Councilman Kristi King

Vote: All in Favor

Result: Council approved Ordinance 2024-20 for the Zoning of for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Council Consent Agenda

All items under this section are recommended for approval for the Consent Agenda. These items are of a routine nature and require only brief deliberation by Council. The Council reserves the right to remove any item from the Consent Agenda for further deliberation.

1. Approval of Minutes from October 17, 2024 (City Secretary)
2. Disposal of items from public works department (inoperable lights/manhole equipment/office equipment, gas mask, air compressor, plastic shelves) (City Administrator)

Motion: Mayor Pro Tem Michelle Tye

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved minutes from October 17, 2024 as well as the disposal of items from public works department.

Proclamations/Oaths

1. Municipal Courts Week: November 4-8, 2024 (Mayor Crenshaw)
2. Swearing in of Sergeant Bobby Cure (Chief Debus)

Motion: Mayor Pro Tem Michelle Tye

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved the Resolution for Municipal Courts Week.

Monthly Staff Reports, General Reports, and Board Minutes

All items under this section are for reading or informational purposes only; no action will be taken by Council.

1. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police and Public Works (Department Heads)

Regular Agenda

Discussion and any necessary action for the following:

1. Social Media/Technology Update (City Attorney)

Motion: Mayor Pro Tem Michelle Tye

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved the update to the technology policy for the City of Rhome per legislative direction.

2. Resolution or Ordinance to change banking institutes – (City Administrator)

Motion: Councilman Randall Loftis

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council made a motion to change financial institutions from Wells Fargo to First Financial bank for the city.

3. Cybersecurity Enhancements (City Administrator and Consultant)

Motion: Councilwoman Kristi King

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved Cybersecurity Enhancements

4. Park Land Dedication – Ellis Estates (City Administrator/City Attorney)

Motion: Councilwoman Kristi King

Second: Councilman Jimmy Johnson

Vote: All in Favor

Result: Council made motion to direct staff to research additional steps and return this item to a future agenda for consideration.

5. Update regarding the Texas Municipal League Conference (City Administrator)

6. Allocating and expending the remaining American Rescue Plan Act Funds (City Administrator)

7. Options for City Hall Annex (City Administrator)

Motion: Councilwoman Kristi King

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council made a motion to direct staff to take the remaining \$116,000 from ARPA funds and to pursue a modular facility that would be used for administration, police, along with fire and public works administration.

8. Water and sewer rates and the status of the Utility Fund financial forecast (City Administrator)

Tabled

Executive Session

Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551 (Texas Open Meetings Act), the Council may convene into executive session to discuss the following:

Left for Executive Session at 8:33pm.

1. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney.
2. Section 551.072 Deliberation regarding Real Property - purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on position of the governmental body in negotiations with a third person.
3. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests a public hearing.
 - City Administrator
 - Municipal Court Judge
4. Section 551.087 – Deliberations regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations.

Regular Agenda (Resume)

1. Action to be taken from Executive Session

The council returned from Executive Session at 8:47pm no action was taken.

Future Agenda Items

(Agenda items are due by 5 p.m. on Wednesday of the week prior to the Council meeting)

1. Short-term Rental Policy – Mayor Crenshaw
2. Panhandling ordinance – Mayor Crenshaw – Council Member Shumake
3. Sign regulation ordinance – Council Member Shumake
4. Noise ordinance – Council Member Shumake
5. Status of Engine 217 and options – Chief Scott Estes

Adjourn

Motion: Councilman Jimmy Johnson

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council adjourned the Council meeting at 8:48pm

MINUTES APPROVED ON THIS, THE 12TH DAY OF DECEMBER 2024

Kenneth Crenshaw, Mayor

Brooke Boller, City Secretary

MINUTES APPROVED ON THIS, THE 13TH DAY OF JANUARY 2025

Steve Knight, Chair

Brooke Boller, City Secretary