



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

## NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, February 6, 2023

Regular Session Meeting Time: 6:00pm

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

**LIVE Streaming:** In an effort to be as accessible as possible, we may be  
Live Streaming the meeting using GoToMeeting.

**Please call 1 (646) 749-3122 Access Code 322-913-509**

**Toll Free 1-866-899-4679**

### Regular Session – 6:00pm

#### 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 via **Live Streaming**, and you would like to make a Public Presentation, you must email Shaina Odom at [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com) prior to **4:00pm on the day of meeting** to be recognized.*

*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.*

#### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078

#### Regular Agenda – New Business

- B. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078 (City Administrator)
- C. Minutes of Planning and Zoning Meeting for October 3, 2022
- D. Minutes of Planning and Zoning Meeting for December 5, 2022
- E. Minutes of Planning and Zoning Meeting for January 9, 2023

#### 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 6pm on February 3, 2023.



Amanda DeGan, City Administrator

I certify that the attached notice and agenda of items to be considered by the Rhome Planning & Zoning Commission was removed by me from the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Title: \_\_\_\_\_

## City Secretary

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**From:** Welden, Kyle <kyle.welden@kimley-horn.com>  
**Sent:** Monday, January 23, 2023 10:06 AM  
**To:** City Secretary  
**Cc:** Warchesik, Shelby  
**Subject:** RE: 401 Hickory

Shaina,

Yes, we completed the plan review with the digital plans. I don't believe we need anything else.

Thanks,  
Kyle

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**From:** City Secretary <citysecretary@cityofrhome.com>  
**Sent:** Friday, January 20, 2023 12:07 PM  
**To:** Welden, Kyle <kyle.welden@kimley-horn.com>  
**Cc:** Warchesik, Shelby <Shelby.Warchesik@kimley-horn.com>  
**Subject:** RE: 401 Hickory

Do you need anything else besides these? Was the plan review completed with the digital plans?

Thank you,

*Shaina*

Shaina Odom  
City Secretary



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817-636-2462

**ATTENTION PUBLIC OFFICIALS!**

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**From:** Welden, Kyle <[kyle.welden@kimley-horn.com](mailto:kyle.welden@kimley-horn.com)>  
**Sent:** Tuesday, November 29, 2022 6:52 PM  
**To:** City Secretary <[citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)>  
**Cc:** Warchesik, Shelby <[Shelby.Warchesik@kimley-horn.com](mailto:Shelby.Warchesik@kimley-horn.com)>  
**Subject:** RE: 401 Hickory

Shaina,

See attached letter for the developer. I didn't have their email address to send it out. Let me know if you have any questions.

Thanks,  
Kyle

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**From:** City Secretary <[citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)>  
**Sent:** Wednesday, November 23, 2022 11:14 AM  
**To:** Welden, Kyle <[kyle.welden@kimley-horn.com](mailto:kyle.welden@kimley-horn.com)>  
**Subject:** 401 Hickory

Did you complete the plan review for this?

Thank you,  
*Shaina*

Shaina Odom  
City Secretary



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## MINUTES OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, October 3, 2022

Regular Session Meeting Time: 6:00pm

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

### Regular Session – 6:00pm

#### Call to Order and Establish a Quorum

Chairman Knight called the meeting to order at 6 pm. Commissioner Cox was absent

#### Public Presentations and Input

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#### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078

Chairman Knight opened the public hearing at 6:02 pm. He announced a recess until the next scheduled Planning and zoning meeting to be held on November 7, 2022 at 6pm.

- B. Rhome Planning and Zoning is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: TRACT 21 6.81330 ACRES, also known as 5399 Hwy 114, Rhome, TX 76078

Chairman Knight opened the public hearing at 6:03 pm. Malcum and Myles Harlan spoke during the public hearing in support of the replat. Chairman Knight closed the public hearing at 6:05 pm.

- C. Rhome Planning and Zoning is to conduct a Public Hearing to consider a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078

Chairman Knight opened the public hearing at 6:02 pm. He announced a recess until December 5, 2022 at 6 pm.

**Regular Agenda – New Business**

- D. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078 (City Administrator)

Commissioner Knight tabled this item

- E. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: TRACT 21 6.81330 ACRES, also known as 5399 Hwy 114, Rhome, TX 76078 (City Administrator)

Chairman Knight made a motion to recommend approval on the replat to City Council, Commissioner Loftis seconded the motion. Motion passed unanimously.

- F. Discussion and any necessary action regarding a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078 (City Administrator)

Commissioner Knight tabled this item

- G. Discussion and any necessary action regarding Chair and Vice Chair (City Secretary)

Commissioner King made a motion to appoint Chairman Knight as the Chair, and Commissioner Khuleman as the Vice Chair. Commissioner Loftis seconded the motion. Motion passed unanimously.

**Future Agenda Items**

**Adjourn**

Chairman Knight made a motion to adjourn the meeting, Commissioner Loftis seconded the motion. Motion passed unanimously.

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Steve Knight,  
Chair

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Shaina Odom  
City Secretary



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## MINUTES OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, December 5, 2022

Regular Session Meeting Time: 6:00pm

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

### Regular Session – 6:00pm

Co-Chairman Roland Kuhleman called the meeting to order at 6 pm. Chairman Steve Knight was absent.

### Call to Order and Establish a Quorum

### Public Presentations and Input

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### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC TATUM, also known as 401 E Hickory Street, Rhome, TX 76078

Co-Chairman Kuhleman opened the Public Hearing at 6:01 pm, and recessed the Public Hearing until January 9, 2023 at 6 pm. The Public hearing was closed at 6:02 pm.

- B. Rhome Planning and Zoning is to conduct a Public Hearing to consider a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078

Co-Chairman Kuhleman opened the Public Hearing at 6:02 pm, and recessed the Public Hearing until January 9, 2023 at 6 pm. The Public hearing was closed at 6:02 pm.

### Regular Agenda – New Business

- C. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC TATUM, also known as 401 E Hickory Street, Rhome, TX 76078 (City Administrator)

Tabled

- D. Discussion and any necessary action regarding a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078

Tabled

**Future Agenda Items**

**Adjourn**

Commissioner King made a motion to close the meeting at 6:03 pm. Commissioner Cox seconded the motion. Motion passed unanimously. Meeting adjourned at 6:03 pm.

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Steve Knight,  
Chair

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Shaina Odom  
City Secretary



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## MINUTES OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, January 9, 2023

Regular Session Meeting Time: 6:00pm

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

**LIVE Streaming:** In an effort to be as accessible as possible, we may be Live Streaming the meeting using GoToMeeting.

**Please call 1 (646) 749-3129 Access Code 978-268-581**

**Toll Free 1-866-899-4679**

### Regular Session – 6:00pm

#### Call to Order and Establish a Quorum

Commissioner Knight called the meeting to order at 6 pm. Kristi King and Christy Cox were absent

#### Public Presentations and Input

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#### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078

Chairman Knight opened the Public Hearing at 6:02 pm. He recessed the meeting to February 6, 2023 at 6 pm.

- B. Rhome Planning and Zoning is to conduct a Public Hearing to consider a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078

Chairman Knight opened the Public Hearing at 6:03 pm. He recessed the meeting to March 6, 2023 at 6 pm. Closed Public Hearing at 6:03 pm

**Regular Agenda – New Business**

- C. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078 (City Administrator)

Tabled

- D. Discussion and any necessary action regarding a Specific Use Permit; legally described as BLK: 7 & ½ 43 ORIGINAL TOWN RHOME 0.9900 Acres, also known as, 311 Old Mill Road Rhome, TX 76078 (City Administrator)

Tabled

**Future Agenda Items**

**Adjourn**

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Steve Knight,  
Chair

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Shaina Odom  
City Secretary