



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, October 3, 2022

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 will be
Live Streaming the meeting using GoToMeeting.

Please call 1 (571) 317-3116 Access Code 481-670-381

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 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
- 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
- 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

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)

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

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 September 30, 2022.



 Shaina Odom, City Secretary

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 _____, 2022.

_____, Title: _____



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APPLICATION FOR PRELIMINARY PLAT

Proposed Subdivision Name: COPPERFIELD STATION ADDITION

Property Owner Information

Name: PAUL & LILLIANNE GARCIA

Address: _____

Phone Number: _____ Email: _____

Applicant Information – if different from Property Owner

Name: _____

Address: _____

Phone Number: _____ Email: _____

Developer Information

Name: _____

Address: _____

Phone Number: _____ Email: _____

Engineer Information

Name: _____

Address: _____

Phone Number: _____ Email: _____

Legal

Description: A-817 JC Tatum 3.121 acres

Property ID: 748582

Type of Proposed Development: SF Residential MF Residential Duplex Commercial/Industrial Other

Total # of Acres in Plan: 3.121 Total Number of Lots in Plan: 8 Current Zoning Classification: SF 7.2

The following is to be completed only if a person other than the property owner is making this application:
I, PAUL GARCIA, property owner of the previously described property, do hereby certify that I have given my permission to ANEL RODRIGUEZ, to make this Preliminary Plat application. Signature of property owner: Paul Garcia

Basic Fee for Preliminary Plat:	\$ 700.00
+ Single Family: Number of Lots: <u>8</u> at \$20 per lot for the first 10 lots and \$7.50 for each additional lot, plus \$25.00 per acre for areas not platted into lots	\$ _____
+ Commercial/Industrial: \$50.00 per acre; Number of Acres: _____	\$ _____
+ Multi Family/Duplex: Number of Units: _____ at \$25.00 per unit	\$ _____
Application Fee:	\$ _____

I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this Preliminary Plat.

Date: 8/31/22

Printed Name: Anel Rodriguez

Signature: _____

A handwritten signature in blue ink, appearing to read "Anel Rodriguez", written over a horizontal line.

Preliminary Plat Review Checklist

Development: Copperfield Station

Chapter 10 – Subdivision Regulation

Complete	N/A	Requirement	Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat Application (see attached)	-
<input type="checkbox"/>	<input type="checkbox"/>	Filing Fee \$700.00 + \$50.00 per acre	-
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Letter of transmittal, including street surfacing, drainage, sanitary facilities, and water supply	4.2.1.c
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The criteria for use in designing storm sewers, culverts, bridges, drainage channels, and any other drainage facilities shall conform to the latest Storm Drainage Criteria and Design Manual of the City of Fort Worth	8.4.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheets not greater than 24" x 36"	5.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale no less than 1" = 100'	5.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing boundary lines – drawn in heavy lines	5.1.1.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing watercourses, railroads, and other drainage and transportation features	5.1.1.2
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outline of wooded areas	5.1.1.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of important individual trees	5.1.1.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of the following existing features/structures within or adjacent to the tract: <input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/> Alleys <input checked="" type="checkbox"/> Easements <input checked="" type="checkbox"/> Buildings and Structures <input checked="" type="checkbox"/> Sewers <input checked="" type="checkbox"/> Water Mains <input checked="" type="checkbox"/> Culverts <input checked="" type="checkbox"/> Underground Structures	5.1.1.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information with contours at 1-foot intervals	5.1.1.5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations shall be referred to a Geodetic Survey or City Survey	5.1.1.5

Complete	N/A	Requirement	Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and property lines of adjoining property owners	5.1.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, etc.	5.1.2.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written statement as to the easement use	5.1.2.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lines outside of subdivision boundaries to be dashed	5.1.2.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed name of subdivision	5.1.3.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, right-of-way width, and names of proposed streets	5.1.3.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Width and depth of all lots	5.1.3.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If side lines are not parallel, approximate distance between them at the building line and at the narrowest point	5.1.3.3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of building lines alleys and easements	5.1.3.4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and approximate size of sites for schools, churches, parks, commercial retail, industrial, office, multifamily, educational, medical, and other special land uses	5.1.3.5, 6.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approximate acreage of property to be subdivided	5.1.3.6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Key map showing relation of subdivision to major thoroughfares in all directions to a distance of at least ½-mile	5.1.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date	5.1.5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow	5.1.5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title under which plat is to be recorded	5.1.5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name, address and phone number of owner	5.1.5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and address of licensed land surveyor	4.2.1, 5.1.5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Name and address of licensed professional engineer	4.2.1, 5.1.5



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APPLICATION FOR PRELIMINARY PLAT

Proposed Subdivision Name: _____

Property Owner Information

Name: Malcolm Harlan & Niles Harlan

Address: 5399 F HWY 114 Rhome, TX 76078

Phone Number: [REDACTED] Email: [REDACTED]

Applicant Information – if different from Property Owner

Name: Same as property owners

Address: _____

Phone Number: _____ Email: _____

Developer Information

Name: Frontier Investments Group, LLC

Address: [REDACTED]

Phone Number: [REDACTED] Email: [REDACTED]

Engineer Information

Name: No alteration or improvement of utility installations, streets, alleys, building setback lines, etc.

Address: _____

Phone Number: _____ Email: _____

Legal

Description: TRACT 21 6.81330 ACRES

Property ID: 747179

Type of Proposed Development:	<input type="checkbox"/> SF Residential	<input type="checkbox"/> MF Residential	<input type="checkbox"/> Duplex	<input type="checkbox"/> Commercial/Industrial	<input checked="" type="checkbox"/> Other
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Total # of Acres in Plan:	<u>1.513</u>	Total Number of Lots in Plan:	<u>1</u>	Current Zoning Classification:	<u>ETJ</u>
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The following is to be completed only if a person other than the property owner is making this application:
 I, _____, property owner of the previously described property, do hereby certify that I have given my permission to _____, to make this Preliminary Plat application. Signature of property owner: _____

Basic Fee for Preliminary Plat:	\$ 700.00
+ Single Family: Number of Lots: _____ at \$20 per lot for the first 10 lots and \$7.50 for each additional lot, plus \$25.00 per acre for areas not platted into lots	N/A \$
+ Commercial/Industrial: \$50.00 per acre; Number of Acres: _____	N/A \$
+ Multi Family/Duplex: Number of Units: _____ at \$25.00 per unit	N/A \$
Application Fee:	\$ 700.00

775.00

I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this Preliminary Plat.

Date: Sep 9, 2022

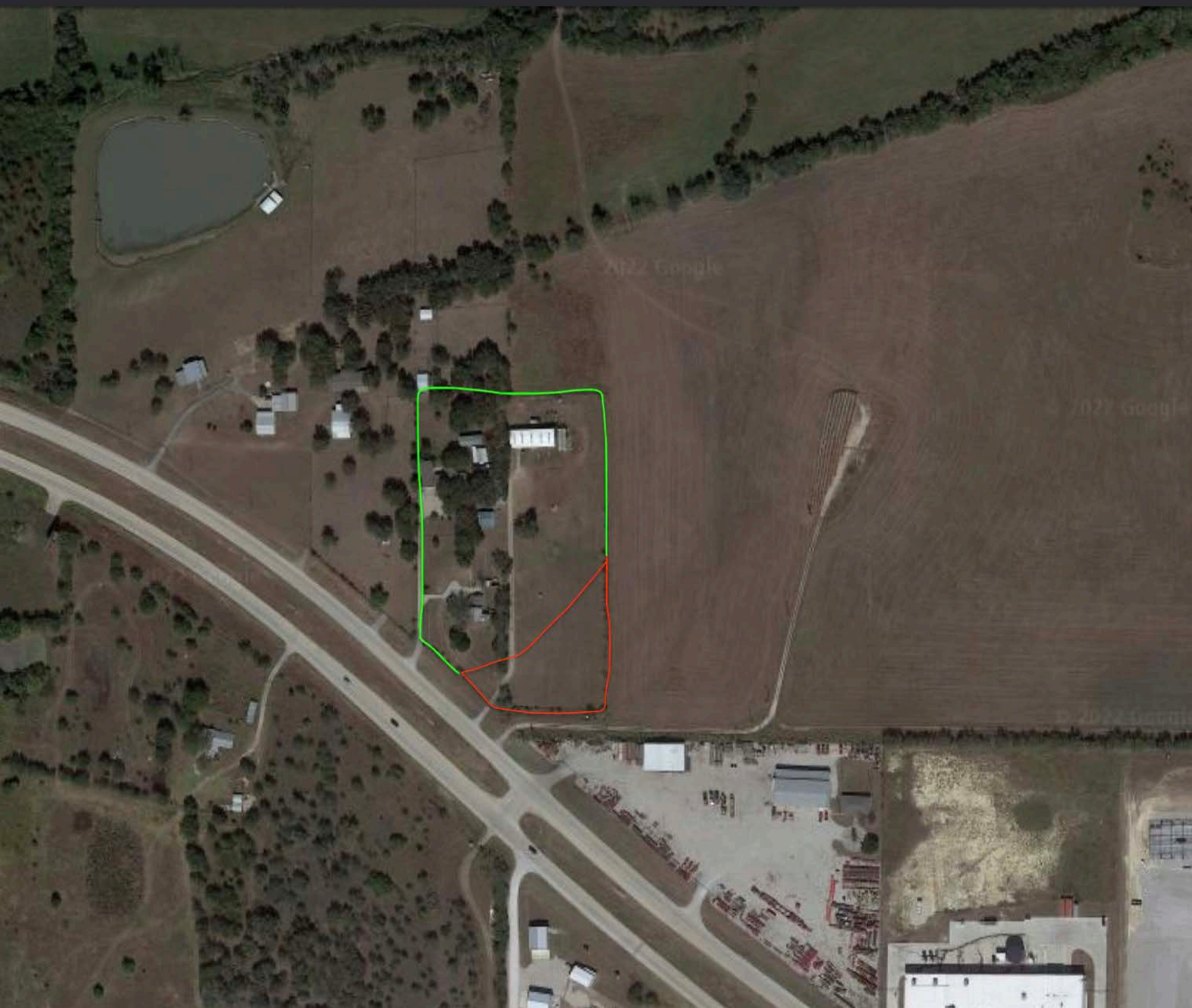
Printed Name: Malcolm Harlan

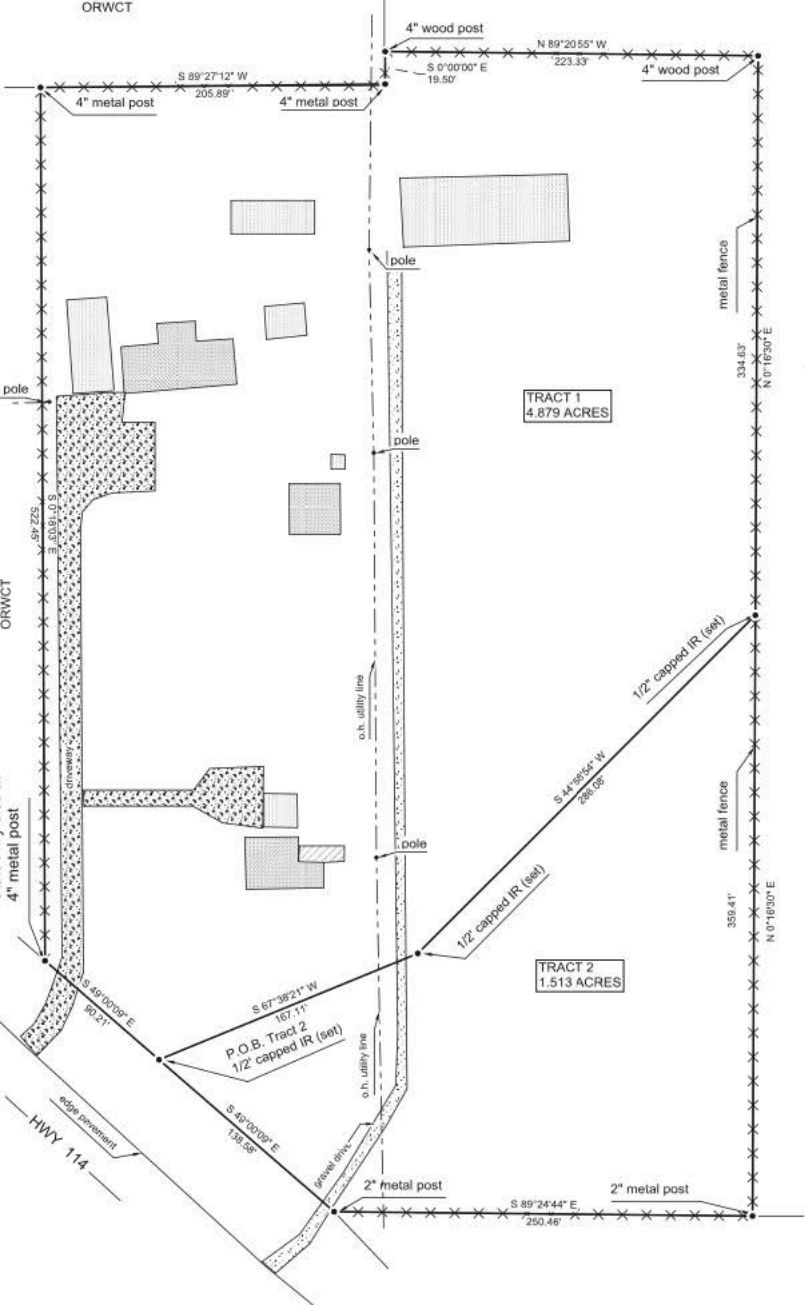
Signature: 
Malcolm Harlan (Sep 9, 2022 11:28 CDT)

Date: Sep 9, 2022

Printed Name: Niles Harlan

Signature: 
Niles Harlan (Sep 9, 2022 14:10 CDT)







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SPECIFIC USE PERMIT

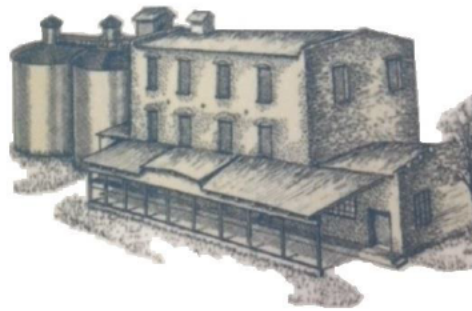
Name: BRIAN WALKER DBA OLD MILL IN RHOME
Address: 311 OLD MILL ROAD
Email: [REDACTED]
Phone #: [REDACTED]
Date: 8-28-22

To be considered for your Specific Use Permit, you must do the following:

1. Submit plans according to the Building Standards, Ordinance 3.03.056, for a carport, and, Ordinance 15.2, for an accessory structure over 200 sq. foot in Single Family 20 and above.
2. Pay the Specific Use Permit fee of \$150.
3. You will be notified whether the plans are sufficient and follow all guidelines, or will need to be revised.
4. Once the plans are approved, a legal notice will be posted in the official newspaper and sent to all property owners within 200 ft of your property, after which it will go to Planning and Zoning, and they will make a recommendation to City Council.
5. If approved, you will then need to apply for a Building Permit.

FOR OLD MILL MULTI-USE
COMMERCIAL DEVELOPMENT

THE OLD MILL



RHOME, TX

1883

Business Summary

THE INFORMATION SET FORTH IN THIS BUSINESS SUMMARY IS FOR DISCUSSION AND INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO REVISION. THIS IS NOT AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO PURCHASE ANY SECURITIES OF THE INTERESTS OF THE OLD MILL IN RHOME. ALL OFFERS AND SALES OF ANY SECURITIES IN THE COMPANY WILL BE MADE PURSUANT TO A FINAL OFFERING MEMORANDUM AND THE ORGANIZATIONAL DOCUMENTS RELATED THERETO.

This Business Summary contains information that is non-public, proprietary and confidential in nature. By accepting this Business Plan, each recipient agrees to treat this Business Plan and the information contained herein in a confidential manner, and shall not divulge, reproduce, disseminate or disclose, directly or indirectly, such information, in whole or in part, to any person or entity without the written consent of THE OLD MILL IN RHOME. Each recipient further agrees that the foregoing confidentiality obligations shall apply to all other written or oral communications transmitted to the recipient by or on behalf of The Old Mill in Rhome in connection with the recipient's evaluation of the Company.
Copyright © 2022 by The Old Mill in Rhome. All rights reserved.

Our Development

Description of The Old Mill in Rhome:

Located at 311 Old Mill Road in Rhome, “The Old Mill in Rhome” (Old Mill) will be a multipurpose business development. The property will have four primary enterprises/purposes with individual tenants contributing separately to the overall development. Our goal is for those four enterprises to include a small brewery, a restaurant, an events space, and several short-term bed and breakfast units that will be leased by the landlord/developer.

The Location:



Ownership:

The Old Mill is owned by Judge Brian Walker. Judge Walker will be the initial developer of the property and the landlord for the various tenants who will operate at, and occupy, the Old Mill. Judge Walker will not be the day-to-day operator of the various enterprises at the Old Mill. Each separate enterprise will either be owned by, or managed by, separate entities and individuals.

The Brewery:

The brewery will be led and managed by Peter Boettcher. Peter, one of the principal owners of the brewery, is an award-winning Master Brewer with over 34 years of professional industry experience. In addition to serving with several well-known breweries such as Abita Brewery, Pacific Western Brewing Company, Miller Coors, Peter has served the past several years as a brewing consultant to breweries all around the world and has served as a part-time adjunct professor of brewing science at a Dallas College. Peter's background in the industry is extremely impressive and quite unique.

Because the brewery will only operate out of a total 10,000 square feet of the Old Mill property, (including brewhouse and fermenters, all tanks, dry storage, cold storage, small canning and kegging line, packaging, and offices) output production will be limited. The Brewery plans to produce around 2400 bbl. of beer in the first year of operation which will be sold mostly in the tap room at the Old Mill. Obviously, the goal will be to grow operations and distribution throughout the DFW Metroplex during the first several years of operation. The end game for the small brewing facility will be to produce, at the most, 20,000 bbl. of beer per year, and self-distribute what is not sold in our tap room primarily throughout north Texas. However, due to limitations in square footage at the property, the most the brewery will probably be able to realistically produce per year at it's zenith will be 15,000 bbl. per year (which is comparable to regional breweries such as Rahr & Sons and Martin House).

The brewery will procure the necessary federal and state permits prior to beginning operations and it will adhere to all city, state, and federal laws and regulations during operations. Additionally, the brewery, and the other enterprises at the Old Mill, will adhere to all FDA, EPA, and Health Department regulations.

The Restaurant

Judge Walker has been working with the owner of 331 Old Mill Road. The owners of that next door property have plans to put in a brick oven pizza restaurant. Additionally, Judge Walker hopes to include a commercial grade kitchen into one of the two current wings that were built adjacent to the original 1883 main old mill building in the front of the Old Mill property. The hope is to potentially bring in a higher end restaurant to own and manage food service in the original old mill building. The plan is to use the first and second floors of the original 1883 old mill building for food and drink service.

Event Space

The third floor of the original 1883 main old mill building has a vaulted ceiling that would be perfect for corporate meetings and smaller to mid-size weddings. The room should safely and comfortably hold about 200 guests. Accordingly, our plan is to design that room specifically for that purpose during the overall renovations that will take place during development. Judge Walker intends to bring in a wedding planner/events coordinator to manage that aspect of the Old Mill.

B&B Lodging Rooms

Currently the two silos at the Old Mill are occupied with quartering dividers. The goal is to open those three-story buildings up and renovate them to include several separate living quarters that can be used for bed and breakfast lodging rooms and/or rooms that brides and grooms can rent for green rooms and wedding preparations. Judge Walker will bring in someone to manage that aspect of the Old Mill.

THE OLD MILL (1850s)

1850s/1860s Brewery, Restaurant, Great Spinn and their Great Mill Building



Trading Unit
(Former Trading Unit - Street Front)

Brewery (Brewery/Restaurant/Bar)
1850s/1860s/1870s

1850s/1860s/1870s - The Brewery/Restaurant/Bar (1850s/1860s/1870s)

Great Spinn

Trading Unit



1850s/1860s

1850s/1860s

THE OLD MILL

