



Physical Address: 261 School Rd.

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)

## Commission

Chairperson  
Steve Knight

Commissioner  
Roland Kuhleman

Commissioner  
Joe Hernandez

Commissioner  
Susanne Hunt

Commissioner  
Vacant

## MEETING OF THE RHOME PLANNING AND ZONING COMMISSION

Meeting Date: February 09, 2026

Regular Meeting: 6:00 p.m.

Meeting Location: Rhome Community Center, 261 School Road, Rhome, Texas 76078 LIVE Streaming: To be as accessible as possible, we MAY live stream the meeting pending any computer or link issues.

### Microsoft Teams

[Join the meeting now](#)

[teams.microsoft.com/l/meetup-join](https://teams.microsoft.com/l/meetup-join)

Meeting ID: 249 159 272 140 65

Teams Password: DS2Z8YS6

Call In: [+1 323-673-4767](tel:+13236734767)

Access Code: 537 233 533#

## City Staff

City Administrator  
Amanda DeGan

City Attorney  
Carvan Adkins

City Secretary  
Vacant

Fire Chief  
Scott Estes

Police Chief  
Paul Bocconcelli

Public Works  
Director  
Jesus Dominguez

Community  
Services Director  
Julie Rutherford

A quorum of the Commission will be physically present at the address listed above and the public may attend the meeting at the same location.

### 1. Call to Order and Establish a Quorum

### 2. Public Comments

*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.*

### 3. Regular Agenda – New Business

Discussion, review, and any necessary action for the following:

- a. Reunion Phase 2 – Final Plat
- b. Approval of Minutes from Meeting on December 11, 2025

### 4. Future Agenda Items

### 5. 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.*

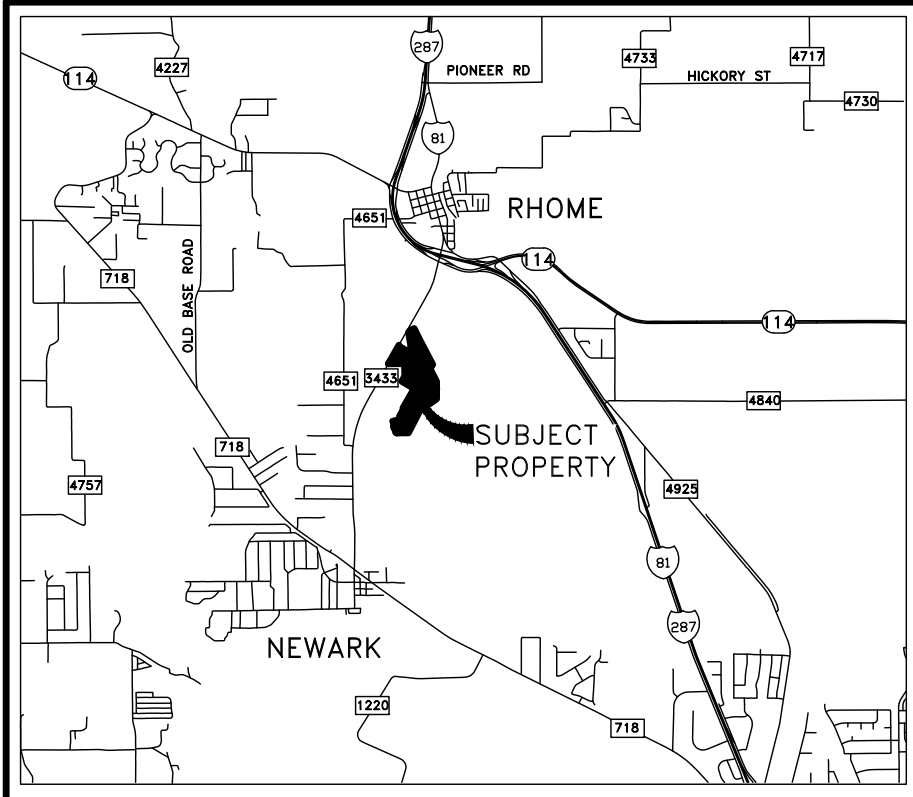
*The Planning & Zoning Commission may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the Agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting 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.*

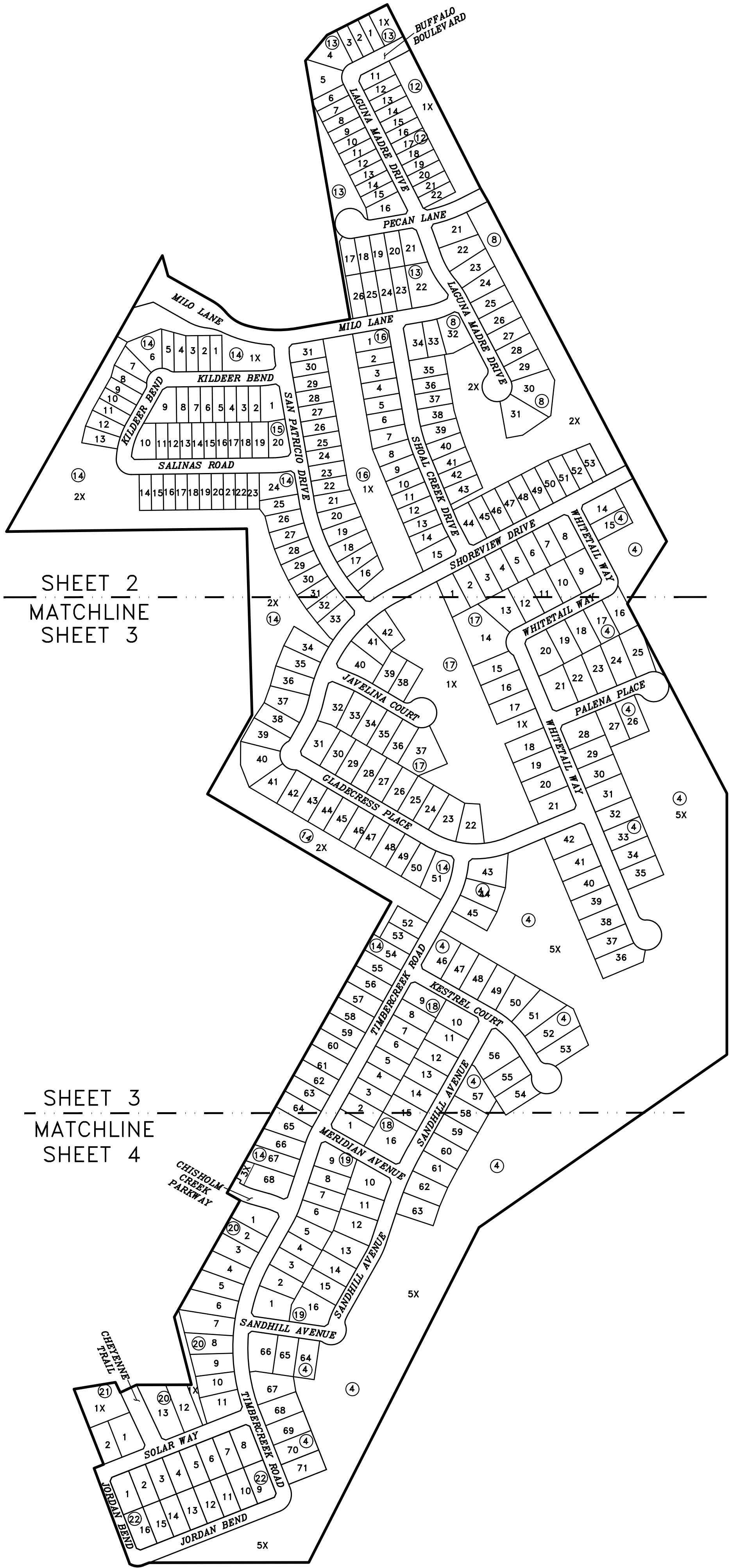
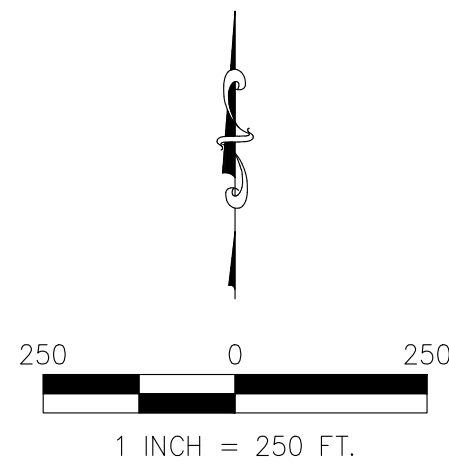
**CERTIFICATION:** I do hereby certify that the above Planning & Zoning Commission Agenda was posted on the designated bulletin board located at City Hall, 261 School Rd, Rhome, Texas no later than 6 p.m. on February 3, 2026.



Amanda DeGan, City Administrator/Interim City Secretary



VICINITY MAP NOT TO SCALE



SHEET 2  
MATCHLINE  
SHEET 3


SHEET 3  
MATCHLINE  
SHEET 4

A  
FINAL PLAT  
OF  
**REUNION, PHASE 2**  
OF  
LOTS 14-71, 4X & 5X BLOCK 4; LOTS 21-53 & 2X, BLOCK 8;  
LOTS 11-22 & 1X, BLOCK 12; LOTS 1-26, 1X & 2X, BLOCK 13;  
LOTS 1-68, 1X-3X, BLOCK 14; LOTS 1-20, BLOCK 15;  
LOTS 1-31 & 1X, BLOCK 16; LOTS 1-42 & 1X, BLOCK 17;  
LOTS 1-16, BLOCK 18; LOTS 1-16, BLOCK 19;  
LOTS 1-13 & 1X, BLOCK 20; LOTS 1-2 & 1X, BLOCK 21;  
LOTS 1-16, BLOCK 22

132.164 ACRES  
SITUATED IN THE  
SMITH COUNTY LAND SURVEY, ABSTRACT NO. 743,  
JAMES B. FARNSWORTH SURVEY, ABSTRACT NOS. 991 & 1417  
AND THE JACOB MOFFATT SURVEY, ABSTRACT NO. 554  
CITY OF RHOME ETJ AND CITY OF NEWARK ETJ,  
WISE COUNTY, TEXAS

353 RESIDENTIAL LOTS  
13 (HOA) PRIVATE OPEN SPACE LOTS

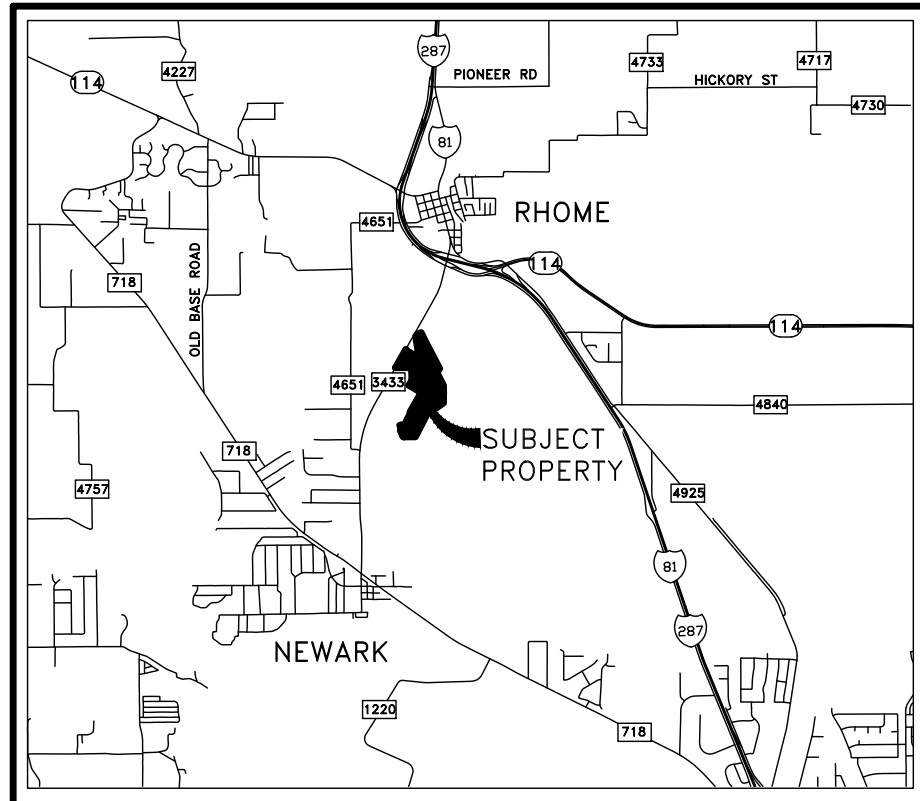
OWNER/DEVELOPER:  
PMB RHOME DEVELOPER EAST 1, LLC  
4001 MAPLE AVENUE  
SUITE 270  
DALLAS, TEXAS 75219  
PHONE (214) 954-7039

ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**   
3017 W 7th Street Phone 817.288.1900  
Suite 300  
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

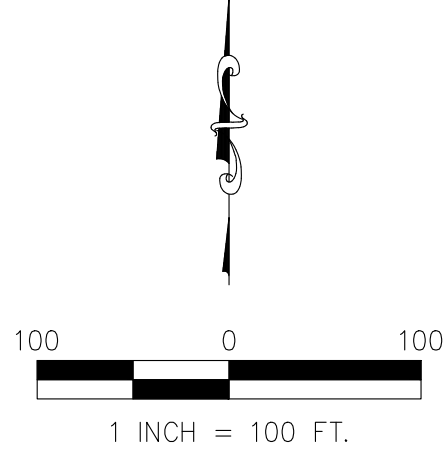
THIS PLAT FILED IN \_\_\_\_\_  
REFERENCE CASE NUMBERS  
PP-XX-XXX  
FP-20-XXX

DECEMBER 2025 PHASE 2  
SHEET 1 OF 5

\\LJA-CAD\WORKSPACE\2025\2508\25081001\_1\_P1331\REUNION\25081001\_P1331.dwg 12/22/2025

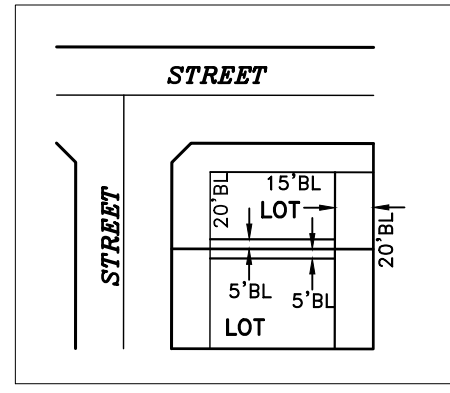


VICINITY MAP  
NOT TO SCALE



USE	LAND USE SUMMARY		ACREAGE
	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	
SINGLE FAMILY	353		65.791
OPEN SPACE		13	45.385
RIGHT-OF-WAY			20.988
TOTAL			132.164

- LEGEND**
- (CM) CONTROLLING MONUMENT
  - AE ACCESS EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - BL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS
  - 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
  - ◆ STREET NAME CHANGE



TYPICAL LOT DETAIL  
N.T.S.



A  
FINAL PLAT  
OF  
**REUNION, PHASE 2**  
OF

LOTS 14-71, 4X & 5X BLOCK 4; LOTS 21-53 & 2X, BLOCK 8;  
LOTS 11-22 & 1X, BLOCK 12; LOTS 1-26, 1X & 2X, BLOCK 13;  
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LOTS 1-16, BLOCK 22

132.164 ACRES

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CITY OF RHOME ETJ. AND CITY OF NEWARK ETJ.,  
WISE COUNTY, TEXAS

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13 (HOA) PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:  
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4001 MAPLE AVENUE  
SUITE 270  
DALLAS, TEXAS 75219  
PHONE (214) 954-7039

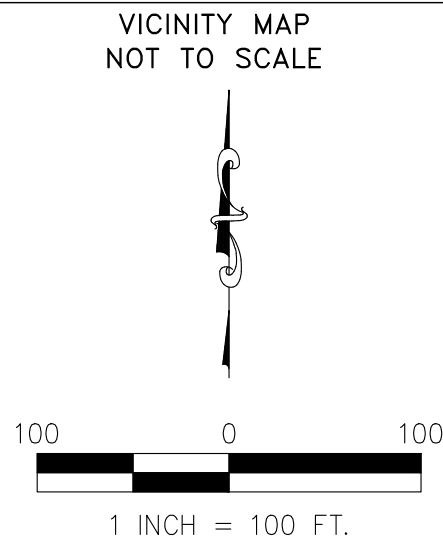
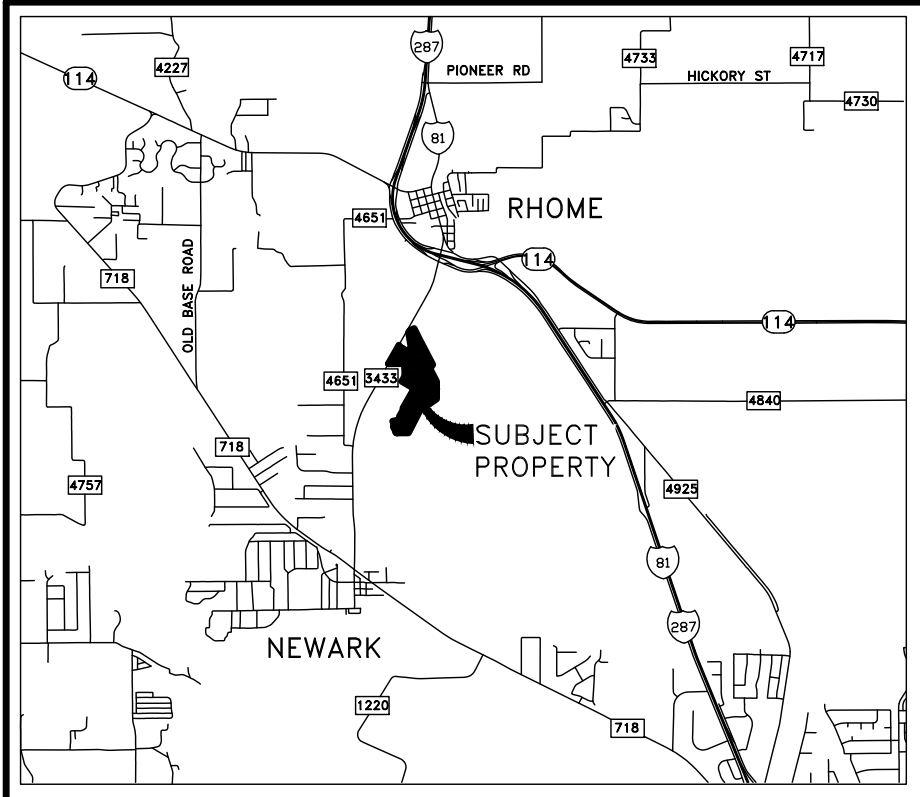
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**  
3017 W 7th Street  
Suite 300  
Fort Worth, Texas 76107  
Phone 817.288.1900  
T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN \_\_\_\_\_

REFERENCE CASE NUMBERS  
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FP-20-XXX

DECEMBER 2025 PHASE 2

REUNION, PHASE 2



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FINAL PLAT  
OF  
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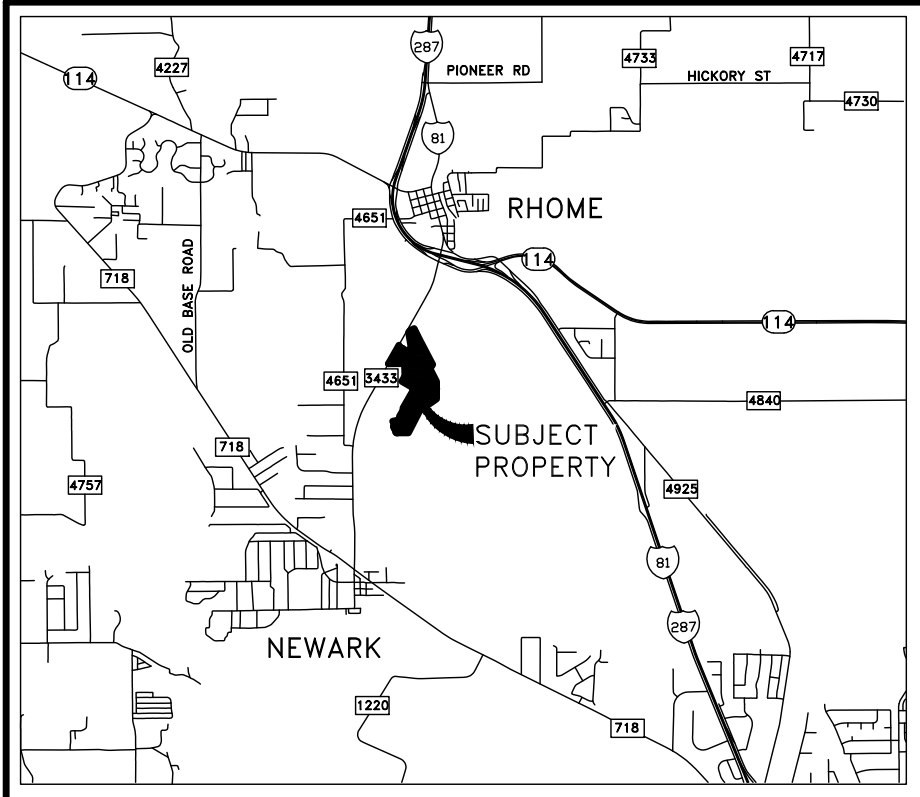
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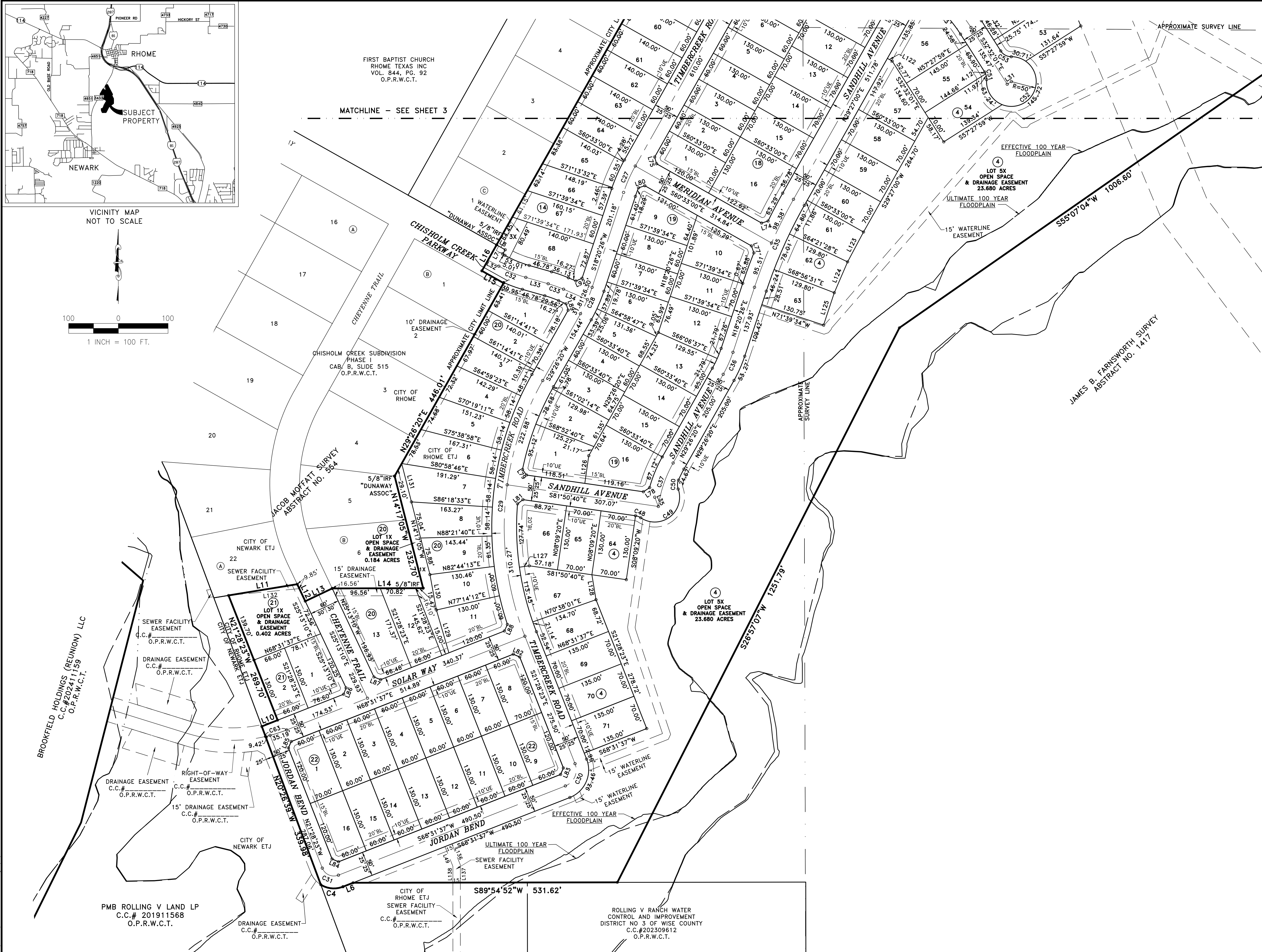
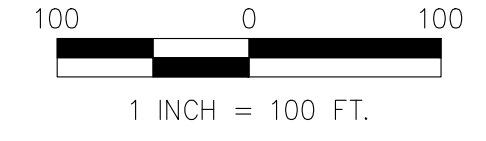
LEGEND  
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BL BUILDING SETBACK LINE  
UE UTILITY EASEMENT  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS  
5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET  
STREET NAME CHANGE

FIRST BAPTIST CHURCH  
RHOME, TEXAS INC  
VOL. 844, PG. 92  
O.P.R.W.C.T.

THIS PLAT FILED IN \_\_\_\_\_  
REFERENCE CASE NUMBERS  
PP-XX-XXX  
FP-20-XXX  
DECEMBER 2025 PHASE 2  
SHEET 3 OF 5



VICINITY MAP NOT TO SCALE



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FINAL PLAT  
OF  
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  - 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
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THIS PLAT FILED IN \_\_\_\_\_

REFERENCE CASE NUMBERS  
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FP-20-XXX

DECEMBER 2025 PHASE 2  
SHEET 4 OF 5

Table with columns: LINE, BEARING, DISTANCE. Contains three columns of survey data points (L1-L70, L71-L138, CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH).

STATE OF TEXAS (X)
COUNTY OF WISE (X)
BEING 123.286 ACRES OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743, JAMES B. FARNSWORTH SURVEY, ABSTRACT NOS. 991 & 1417, AND THE JACOB MOFFATT SURVEY, ABSTRACT NO. 554, CITY OF RHOME, WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT, AND BEING DESCRIBED TO PMB ROLLING V, LP BY DEED RECORDED IN COUNTY CLERK FILE NO. 201911568, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A RR SPIKE FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO NORTHWEST INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 722, PAGE 893 OF SAID OFFICIAL PUBLIC RECORDS;
THENCE SOUTH 89°18'12" WEST, WITH THE NORTH LINE OF SAID NORTHWEST INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 800.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET (HEREAFTER REFERRED TO AS "IRON ROD SET") ON THE EAST RIGHT-OF-WAY LINE OF F.M. 3433 (A 100 FOOT RIGHT-OF-WAY);
THENCE NORTH 29°27'26" EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1055.92 FEET TO AN IRON ROD SET;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID PMB ROLLING V LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 15°32'34" EAST, A DISTANCE OF 70.71 FEET TO AN IRON ROD SET;
SOUTH 60°32'34" EAST, A DISTANCE OF 170.00 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 163.00 FEET, AND A CHORD THAT BEARS SOUTH 50°19'25" EAST, 58.12 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°32'18", AN ARC-DISTANCE OF 58.43 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 137.00 FEET, AND A CHORD THAT BEARS SOUTH 56°40'58" EAST, 78.64 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°21'24", AN ARC-DISTANCE OF 79.76 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS SOUTH 86°34'43" EAST, 171.49 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°20'07", AN ARC-DISTANCE OF 173.02 FEET TO AN IRON ROD SET;
NORTH 80°12'13" EAST, A DISTANCE OF 178.98 FEET TO AN IRON ROD SET;
NORTH 09°47'47" WEST, A DISTANCE OF 873.23 FEET TO AN IRON ROD SET;
NORTH 40°09'41" EAST, A DISTANCE OF 112.52 FEET TO AN IRON ROD SET;
NORTH 63°04'47" EAST, A DISTANCE OF 224.46 FEET TO AN IRON ROD SET;
SOUTH 26°55'13" EAST, A DISTANCE OF 686.70 FEET TO AN IRON ROD SET;
SOUTH 29°59'05" EAST, A DISTANCE OF 50.07 FEET TO AN IRON ROD SET;
SOUTH 27°40'24" EAST, A DISTANCE OF 991.80 FEET TO AN IRON ROD SET;
SOUTH 27°53'48" EAST, A DISTANCE OF 287.76 FEET TO AN IRON ROD SET;
SOUTH 32°13'21" WEST, A DISTANCE OF 245.36 FEET TO AN IRON ROD SET;
SOUTH 27°40'24" EAST, A DISTANCE OF 713.37 FEET TO AN IRON ROD SET;
SOUTH, A DISTANCE OF 869.96 FEET TO AN IRON ROD SET;
SOUTH 55°07'04" WEST, A DISTANCE OF 1006.60 FEET TO AN IRON ROD SET;
SOUTH 26°57'07" WEST, A DISTANCE OF 1251.79 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO ROLLING V RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 OF WISE COUNTY BY DEED RECORDED IN COUNTY CLERK FILE NO. 202309612 OF SAID OFFICIAL PUBLIC RECORDS;
SOUTH 89°54'52" WEST, WITH SAID NORTH LINE AND CONTINUING OVER AND ACROSS SAID PMB ROLLING V TRACT, A DISTANCE OF 531.62 FEET TO AN IRON ROD SET;
SOUTH 68°31'37" WEST, A DISTANCE OF 21.84 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00, AND A CHORD THAT BEARS NORTH 84°51'28" WEST, 44.80 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°13'50", AN ARC-DISTANCE OF 46.45 FEET TO AN IRON ROD SET;
NORTH 20°26'39" WEST, A DISTANCE OF 339.98 FEET TO AN IRON ROD SET;
NORTH 68°31'37" EAST, A DISTANCE OF 34.26 FEET TO AN IRON ROD SET;
NORTH 21°28'23" WEST, A DISTANCE OF 269.70 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF CHISHOLM CREEK SUBDIVISION, PHASE I, AN ADDITION TO WISE COUNTY, TEXAS BY PLAT RECORDED IN CABINET 8, SLIDE 515, PLAT RECORDS, WISE COUNTY, TEXAS;
THENCE WITH THE SOUTH AND EAST LINES OF SAID CHISHOLM CREEK SUBDIVISION, PHASE I, THE FOLLOWING COURSES AND DISTANCES:
NORTH 80°42'06" EAST, A DISTANCE OF 139.95 FEET TO AN IRON ROD SET;
SOUTH 25°21'07" EAST, A DISTANCE OF 37.87 FEET TO AN IRON ROD SET;
NORTH 64°38'53" EAST, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET;
NORTH 89°50'19" EAST, A DISTANCE OF 182.88 FEET TO A 5/8-INCH IRON ROD FOUND;
NORTH 14°17'05" WEST, A DISTANCE OF 232.70 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "DUNAWAY ASSOC";
NORTH 29°26'20" EAST, A DISTANCE OF 446.01 FEET TO AN IRON ROD SET;
NORTH 60°38'30" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 29°26'20" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD FOUND STAMPED "DUNAWAY ASSOC" FOR THE NORTHEAST RIGHT-OF-WAY LINE OF CHISHOLM CREEK PARKWAY AND THE SOUTHERNMOST CORNER OF CHISHOLM CREEK SUBDIVISION, PHASE II, AN ADDITION TO WISE COUNTY, TEXAS BY PLAT RECORDED IN CABINET 8, SLIDE 516 OF SAID PLAT RECORDS;
THENCE NORTH 29°27'00" EAST, WITH THE SOUTHEAST LINE OF SAID CHISHOLM CREEK SUBDIVISION, PHASE II, A DISTANCE OF 1053.45 FEET TO AN IRON ROD SET FOR THE EASTERNMOST CORNER OF SAME;
THENCE NORTH 59°35'22" WEST, WITH THE NORTHEAST LINE OF SAID CHISHOLM CREEK SUBDIVISION, PHASE II, A DISTANCE OF 710.10 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "DUNAWAY ASSOC" ON THE SOUTHEAST LINE OF SAID NORTHWEST INDEPENDENT SCHOOL DISTRICT TRACT;
THENCE NORTH 29°26'58" EAST, WITH SAID SOUTHEAST LINE, A DISTANCE OF 302.32 FEET TO A 1/2-INCH IRON ROD FOUND;
THENCE NORTH 01°38'03" WEST, WITH THE EAST LINE OF SAID NORTHWEST INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 620.79 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 132.164 ACRES (5,767,051.50 SQ. FEET) OF LAND.

OWNER'S DEDICATION

NOTES

- 1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.0001660276 FROM THE ORIGIN (0,0).
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
3. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
4. SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0490 G, DATED APRIL 18, 2011.
5. THE CITY OF RHOME SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
6. THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF RHOME, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

TO BE KNOWN AS:

LOTS 14-63, 4X & 5X BLOCK 4; LOTS 21-53 & 2X, BLOCK 8; LOTS 11-22 & 1X, BLOCK 12; LOTS 1-98, 1X & 2X, BLOCK 13; LOTS 1-48 & 1X-3X, BLOCK 14; LOTS 1-20, BLOCK 15; LOTS 1-31 & 1X, BLOCK 16; LOTS 1-42 & 1X, BLOCK 17; LOTS 1-16, BLOCK 18; LOTS 1-16, BLOCK 19; LOTS 1-13, BLOCK 20; LOTS 1-2 & 1X, BLOCK 21; LOTS 1-16, BLOCK 22

REUNION, PHASE 2

AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.
EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

BY: PMB RHOME DEVELOPER EAST 1 LLC, A TEXAS LIMITED LIABILITY COMPANY ITS MANAGER

BY: PMB RVR DEV CO 1 MANAGER LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: PETER PINCOFFS, MANAGER

STATE OF TEXAS (X)
COUNTY OF WISE (X)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PETER PINCOFFS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

A
FINAL PLAT
OF
REUNION, PHASE 2
OF

LOTS 14-71, 4X & 5X BLOCK 4; LOTS 21-53 & 2X, BLOCK 8; LOTS 11-22 & 1X, BLOCK 12; LOTS 1-26, 1X & 2X, BLOCK 13; LOTS 1-68, 1X-3X, BLOCK 14; LOTS 1-20, BLOCK 15; LOTS 1-31 & 1X, BLOCK 16; LOTS 1-42 & 1X, BLOCK 17; LOTS 1-16, BLOCK 18; LOTS 1-16, BLOCK 19; LOTS 1-13 & 1X, BLOCK 20; LOTS 1-2 & 1X, BLOCK 21; LOTS 1-16, BLOCK 22

132.164 ACRES

SITUATED IN THE
SMITH COUNTY LAND SURVEY, ABSTRACT NO. 743,
JAMES B. FARNSWORTH SURVEY, ABSTRACT NOS. 991 & 1417
AND THE JACOB MOFFATT SURVEY, ABSTRACT NO. 554
CITY OF RHOME ETJ AND CITY OF NEWARK ETJ,
WISE COUNTY, TEXAS

353 RESIDENTIAL LOTS
13 (HOA)PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:
PMB RHOME DEVELOPER EAST 1, LLC
4001 MAPLE AVENUE
SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7039

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street Phone 817.288.1900
Suite 300 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

FOR REVIEW & COMMENT ONLY

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: \_\_\_\_\_

Certificate of approval by the City Council of the City of Rhome:
Approved this \_\_\_ day of \_\_\_\_\_, 2026, by the City Council of the City of Rhome, Texas.
Mayor
City Secretary

THIS PLAT FILED IN \_\_\_\_\_

REFERENCE CASE NUMBERS
PP-XX-XXX
FP-20-XXX

DECEMBER 2025 PHASE 2



Physical Address: 261 School Rd.

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)

MEETING MINUTES OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: December 11, 2025

Meeting Time: 5:30pm

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

Microsoft Teams

[Join the meeting now](#)

[teams.microsoft.com/l/meetup-join](https://teams.microsoft.com/l/meetup-join)

Meeting ID: **295 210 923 558 65**

Teams Password: **LC6Qy2cK**

Dial By Phone: **323-673-4767**

Passcode: **612 081 484#**

Call to Order and Establish a Quorum – **Called to order by Chairman Steve Knight at 5:30 p.m.**

**Roll Call with Roland Kuhleman, Joe Hernandez, and Susanne Hunt**

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.*

Public Hearing

1. Re-Zoning Ordinance for 199 N Main St.
2. Specific Use Permit Ordinance for 359 Denton St (JTS Trucking).

Regular Agenda – New Business

1. Discuss, Consider and Act on Re-Zoning Ordinance for 199 N Main St.  
**Motion: Chairman Steve Knight**  
**Second: Joe Hernandez**  
**Vote: All in Favor**  
**Action: Recommendation made to rezone to retail use from commercial for property.**
2. Discuss, Consider and Act on Specific Use Permit Ordinance for 359 Denton St (JTS Trucking).  
**Motion: Chairman Steve Knight**  
**Second: Roland Kuhleman**  
**Vote: All in Favor**  
**Action: Recommendation made to approve special use permit for 359 Denton St. (JTS Trucking).**

3. Discuss and any necessary action regarding minutes from December 1, 2025.

**Motion: Chairman Steve Knight**

**Second: Joe Hernandez**

**Vote: All in Favor**

**Action: Minutes Approved**

### Future Agenda Items

### Adjourn

**Motion: Chairman Steve Knight**

**Second: Joe Hernandez**

**Vote: All in Favor**

**Action: Meeting Adjourned at approximately 6:10 p.m.**

### **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, 261 School Rd, Rhome, Texas no later than 6 pm on December 2, 2025.



Amanda DeGan, City Administrator/Interim City Secretary