



Physical Address: 501 South Main Street

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NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: MONDAY, FEBRUARY 3, 2020

Meeting Location: Rhome Community Center, 261 North School Road

Meeting Time: 6:00 pm

Call to Order and Establish a Quorum

- A. Mayor Pittman Di Credico to introduce new City Administrator Cynthia Northrop
- B. Presentation and Training for Planning & Zoning Commissioners including Roles and Responsibilities

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. Request form must be filled out and submitted to the City Secretary prior to 6:00 pm to be recognized.

Regular Agenda – Old Business

- C. Discussion and any necessary action regarding the Minutes of December 9, 2019 Planning & Zoning Commission Regular Session meeting

Public Hearing

- D. Planning & Zoning Commission to conduct a Public Input to hear citizen input regarding a proposed Final Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential.

Regular Agenda – New Business

- E. Discussion and any necessary action considering a recommendation to Council regarding a proposed Final Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential.
- F. Discussion and any necessary action considering a recommendation to Council regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 1, as requested by Structured Building Group, Inc.
- G. Discussion and any necessary action considering a recommendation to Council regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 3, as requested by Structured Building Group, Inc.

Future Agenda Items

Adjourn

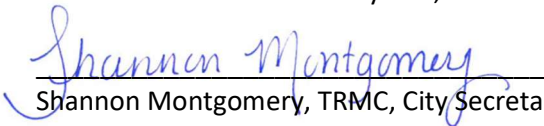
A quorum of Council Members may be present at this meeting

**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 by 5:00 p.m. on the 31st day of January 2020.


Shannon Montgomery, TRMC, 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 _____, 2020.

_____, Title: _____



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MINUTES OF RHOME SPECIAL PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, DECEMBER 9, 2019

Meeting Location: Rhome Community Center, 261 North School Road

Meeting Time: 6:00 pm

Call to Order and Establish a Quorum

Chair Knight called the meeting to order at 6:00pm and announced a quorum of Commissioners present.

Commissioners Present:

Steve Knight	Chair
Ashley Majors	Vice Chair
Thomas Cannon	Commissioner
Roland Kuhleman	Commissioner

City Staff Present:

Joe Ashton	City Administrator
Shannon Montgomery	City Secretary

Public Presentations and Input

There were no Public Presentations made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of November 4, 2019 Planning & Zoning Commission Regular Session meeting

Motion made by Commissioner Kuhleman, seconded by Commissioner Cannon, to approve the Minutes of November 4, 2019 Planning & Zoning Commission Regular Session meeting as presented. Motion carried unanimously.

Public Hearing

B. Planning & Zoning Commission to conduct a Public Input to hear citizen input regarding a proposed Preliminary Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential.

Chair Knight convened into Public Hearing at 6:01pm and Vice Chair Majors stepped away from the dais.

City Administrator Ashton gave a brief history of the property and stated that the proposal meets the SF-10 requirements and that the one Engineer's note has already been addressed by the applicant. Ashton stated that this is an exciting opportunity for the property.

Shirly Mize asked about drainage and the current clay pipes. Ashton responded that the drainage will be discussed as part of the final plat, as required and that he would find out about the clay pipes.

Chair Knight closed the Public Hearing at 6:06pm.

Regular Agenda – New Business

C. Discussion and any necessary action considering a recommendation to Council regarding a proposed Preliminary Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of “E” Street and “F” Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential.

Motion made by Commissioner Cannon, seconded by Commissioner Kuhleman, to recommend approval of the proposed Preliminary Plat to the Rhome City Council. Motion carried unanimously.

Vice Chair Majors returned to the dais.

Future Agenda Items

City Administrator Ashton stated that the December 16, 2019 CIAC meeting will be rescheduled to January 2020 based on the recommendation of Kimley-Horn.

Adjourn

Motion made by Commissioner Kuhleman, seconded by Commission Cannon, to adjourn. Meeting adjourned at 6:10pm.

Minutes approved the 3rd day of February 2020.

Steve Knight,
Chair

Shannon Montgomery, TRMC
City Secretary