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NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: **MONDAY, JULY 6, 2020**

Meeting Location: **VIA VIRTUAL MEETING**

Meeting Start Time: **6:00pm**

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020 and March 19, 2020, the Rhyme Planning & Zoning Commission of the City of Rhyme, Texas will conduct its Special Meeting scheduled for **6:00pm**, Monday, May 11, 2020, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

This meeting will be closed to in person attendance by the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Council. Members of the public are entitled to participate remotely **via GoToMeeting Teleconferencing. Citizens may join the GoToMeeting:**

Planning & Zoning Commission Meeting
Monday, July 6, 2020 6:00PM (CDT)

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: 1 (669) 224-3319

Access Code: 457-503-477

For more detailed instructions on how to participate in this meeting, please www.cityofrhyme.com.

Members of the public who wish to submit written comments on a listed agenda item must submit their comments to citysecretary@cityofrhyme.com no later than **4:00pm, Monday, July 6, 2020**.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

Call to Order and Establish a Quorum

Chair Knight to recognize Commissioner Kuhleman for his service to the Planning & Zoning Commission

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, *via email to citysecretary@cityofrhyme.com, prior to 4:00pm* to be recognized.

Regular Agenda – Old Business

- A. Discussion and any necessary action regarding the Minutes of June 8, 2020 Planning & Zoning Commission Regular Session meeting

Regular Agenda – New Business

- B. Discussion and any necessary action considering a recommendation to Council regarding renaming the Old Town Rhome Overlay District to Rhome Downtown District in accordance with the Rhome Comprehensive Master Plan adopted by Council
- C. Discussion and any necessary action regarding a recommendation to Council regarding proposed boundary of Old Town Rhome Overlay/Downtown District

Future Agenda Items

Adjourn

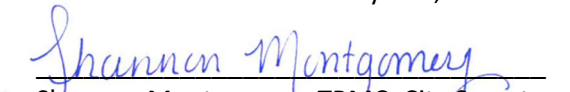
A quorum of Council Members may be present at this meeting

**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 6:00 p.m. on the 2nd day of July 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: _____

AGENDA ITEM - A



MINUTES OF RHOME SPECIAL PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, JUNE 8, 2020

Meeting Location: VIA VIRTUAL MEETING

Meeting Start Time: 6:00pm

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:

Chair Steve Knight
Vice Chair Ashley Majors
Commissioner Roland Kuhleman

Alternate 1 Robert Coleman
Alternate 2 Jo Ann Wilson

Commissioners Absent:

Commissioner Christy Nerren

Commissioner Thomas Cannon

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

Chair Knight stated that both Alternates would be voting in the absence of Commissioners Cannon and Nerren.

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 4:00 pm to be recognized.

There were no public presentations made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of May 11, 2020 Planning & Zoning Commission Regular Session meeting

Motion made by Commissioner Wilson, seconded by Commissioner Kuhleman, to approve the Minutes of May 11, 2020 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye
Vice Chair Ashley Majors: Aye
Commissioner Roland Kuhleman: Aye
Alternate 1 Robert Coleman: Aye
Alternate 2 Jo Ann Wilson: Aye

Motion carried unanimously.

Vice Chair Majors recused herself from the discussions and voting for Agenda Items B, C, and D.

Regular Agenda – New Business

B. 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 4, as requested by Structured Building Group, Inc.

City Administrator Northrop stated that on February 3, 2020 P&Z recommended approval of the Belle Heights Final Plat and Site Plans for Lots 1 and 3. On March 2, 2020 P&Z recommended approval of the Belle Heights' Site Plan for Lot 2. Tonight, the developer brought forward Site Plans for Lots 4, 5 and 6 for approval.

Northrop also stated that Staff recommends approval of the Site Plans.

Commissioner Wilson voiced her concern over the drainage of these lots. City Administrator Northrop stated that the City Engineer has assured the City that the drainage plan is acceptable.

Motion made by Chair Knight, seconded by Commissioner Kuhleman, to recommend approval to Council regarding the Site Plan for Lot 4 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

C. 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 5, as requested by Structured Building Group, Inc.

Motion made by Chair Knight, seconded by Commissioner Coleman, to recommend approval to Council regarding the Site Plan for Lot 5 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

D. 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 6, as requested by Structured Building Group, Inc.

Commissioner Coleman asked about the easement that was marked on Lot 6 and if the homeowner would be able building on the easement. City Administrator Northrop stated that the City has a right to access the easement, if needed.

Motion made by Chair Knight, seconded by Commissioner Wilson, to recommend approval to Council regarding the Site Plan for Lot 6 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye
Commissioner Roland Kuhleman: Aye
Alternate 1 Robert Coleman: Aye
Alternate 2 Jo Ann Wilson: Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

Vice Chair Majors re-joined the meeting.

E. Discussion and any necessary action considering a recommendation to Council regarding proposed boundary of Old Town Rhome

City Administrator Northrop stated Ordinance 2004-03 established the current boundary of Old Town Rhome Overlay district. Discussion ensued in regards to a proposed new boundary of Old Town Rhome. Northrop recommended that the Commissioners let her bring back a blank map with options to the next meeting to discuss.

Consensus of the Commissioners was to continue this discussion at their next meeting, with the City Administrator bringing maps with current boundary and options for new boundary.

Future Agenda Items

Vice Chair Majors requested a workshop to discuss the overlay district.

Adjourn

Motion made by Commissioner Kuhleman, seconded by Commissioner Wilson to adjourn.

Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye
Vice Chair Ashley Majors: Aye
Commissioner Roland Kuhleman: Aye
Alternate 1 Robert Coleman: Aye
Alternate 2 Jo Ann Wilson: Aye

Motion carried unanimously; meeting adjourned at 7:07pm.

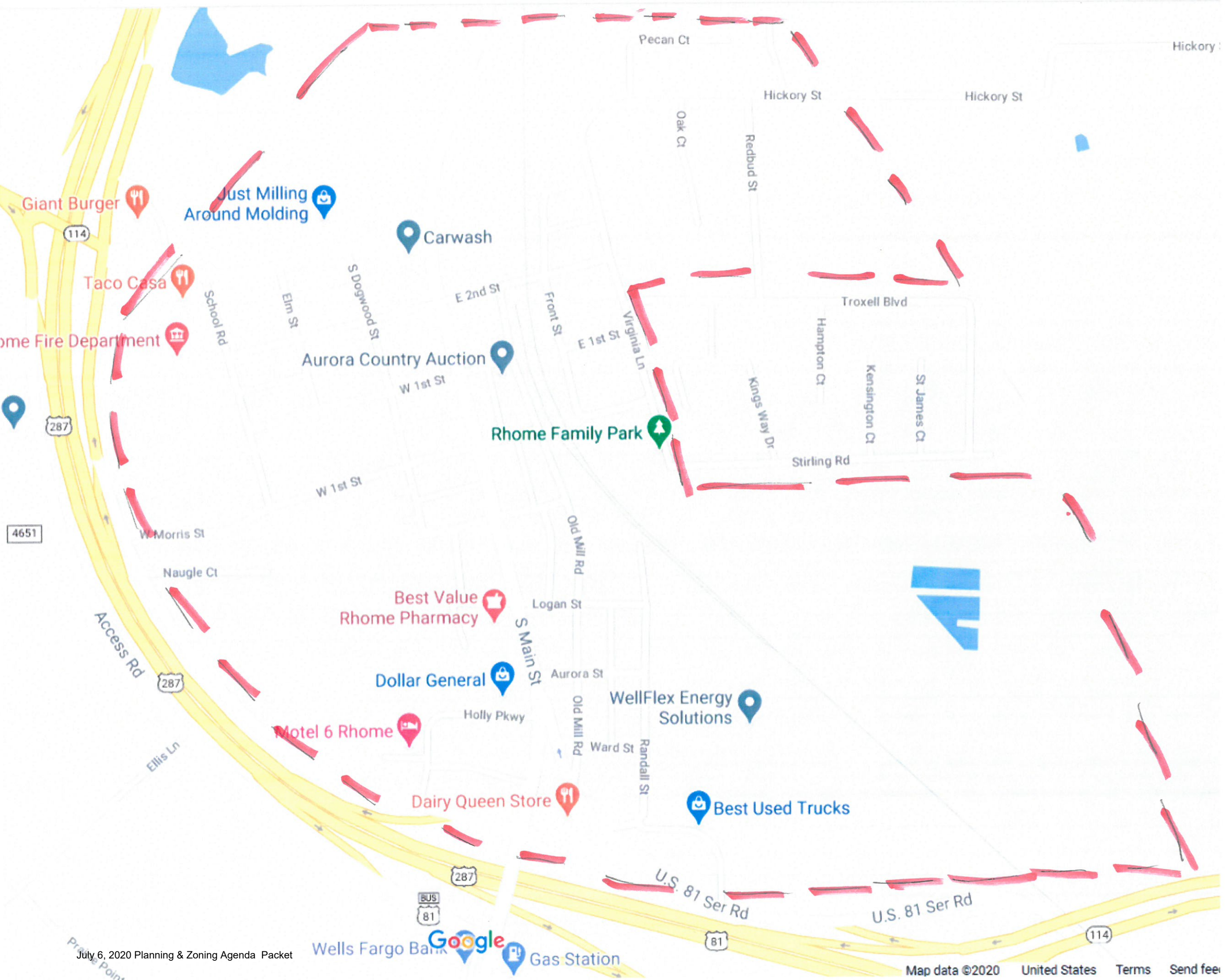
Minutes approved the 8th day of June 2020.

Steve Knight,
Chair

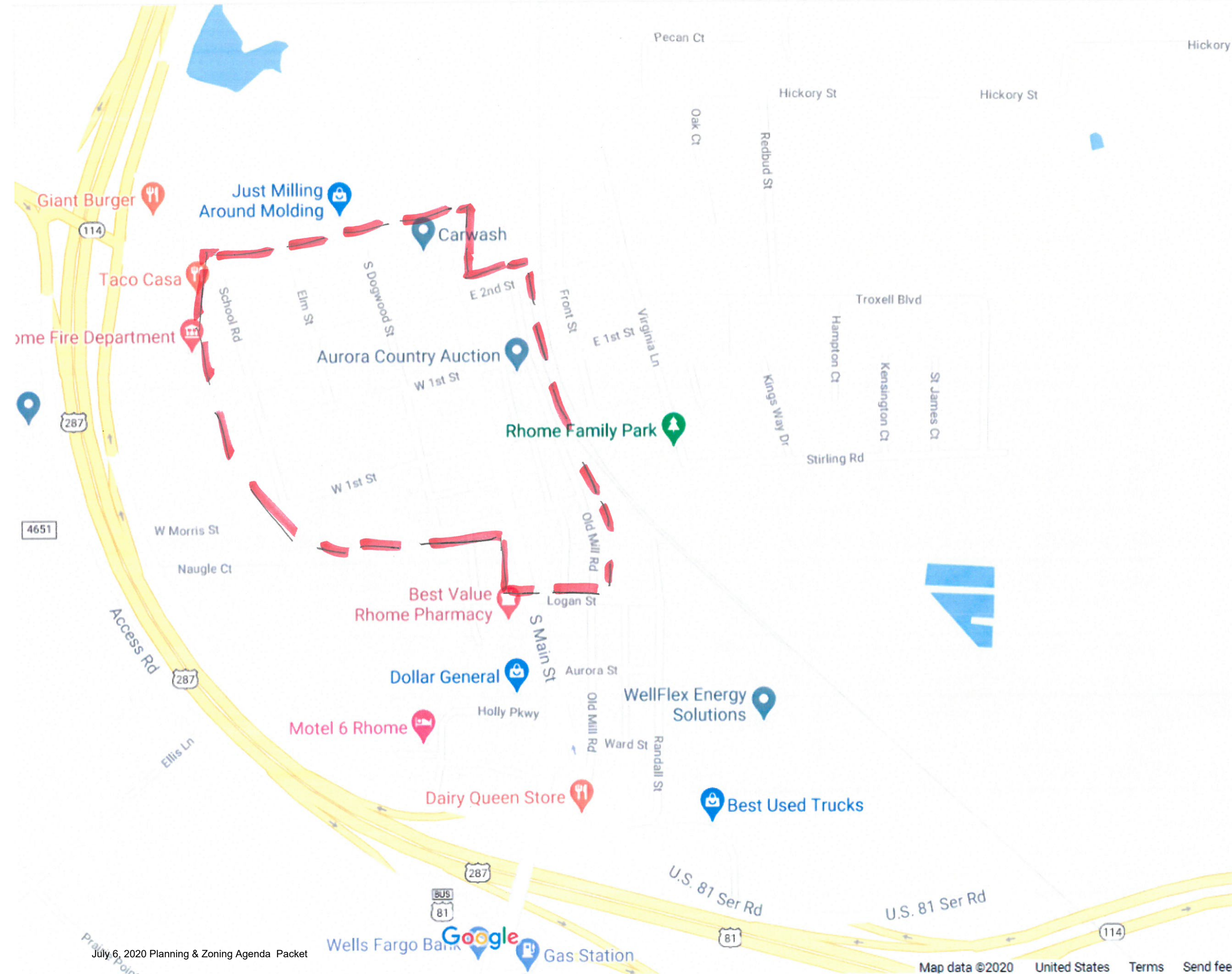
Shannon Montgomery, TRMC
City Secretary

AGENDA ITEM - B

(ORD 2004-03)
Original boundary
minus Crown Point



OPTION 1
STAFF REC'D



*P&Z Consensus
but not voted on
OPTION 2*

