



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 SPECIAL MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: MONDAY, JUNE 8, 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 Rhome Planning & Zoning Commission of the City of Rhome, 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:**

Special Planning & Zoning Commission Meeting
Monday, June 8, 2020 6:00PM (CDT)

You can also dial in using your phone.

United States (Toll Free): 1 877 568 4106

United States: 1 (312) 757-3129

Access Code: 919-083-141

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

Members of the public who wish to submit written comments on a listed agenda item must submit their comments to citysecretary@cityofrhome.com no later than **4:00pm, Monday, June 8, 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

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.

Regular Agenda – Old Business

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

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

Future Agenda Items

Adjourn

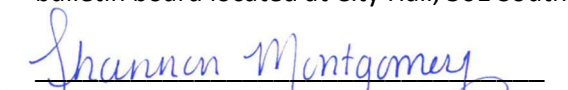
A quorum of Council Members may be present at this meeting

**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 5th day of June 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, MAY 11, 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 6:02pm and announced a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Vice Chair Ashley Majors

Commissioner Thomas Cannon

Commissioner Roland Kuhleman

Alternate 1 Robert Coleman

Alternate 2 Jo Ann Wilson

Commissioners Absent:

Commissioner Christy Nerren

City Staff Present:

City Administrator Cynthia Northrop

City Attorney Carvan Adkins

City Secretary Shannon Montgomery

Chair Knight stated that Alternate Coleman would be voting in Commissioner Nerren's absence.

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.

No Public Presentations were made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of March 2, 2020 Planning & Zoning Commission Regular Session meeting

Motion made by Chair Knight, seconded by Commissioner Kuhleman, to approve the Minutes of March 2, 2020 Planning & Zoning Commissioner Regular Session as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye

Vice Chair Ashley Majors: Aye

Commissioner Thomas Cannon: Aye

Commissioner Roland Kuhleman: Aye

Alternate 1 Robert Coleman: Aye

Motion carried unanimously.

Regular Agenda – New Business

B. Discussion and any necessary action regarding a recommendation to City Council for a Re-Plat/Final Plat request currently described as Original Town of Rhome, Lots 7 – 12, Block 4 (intersection of Front St. and Morris St.), with proposed legal description of Original Town of Rhome, Lots 7R (7525 sq. ft.) and 10R (7551 sq. ft.), Block 4 (intersection of E. Front Street and Morris Street)

City Administrator Northrop stated Staff is recommending approval of the re-plat/final plat.

Vice Chair Majors asked if the homes would have garages.

City Attorney Adkins stated that the site plan will answer her question.

Alternate Wilson asked for the recommendation of Public Works; Northrop responded Public Works recommended approval of project.

Chair Knight asked for comments, and there being no other comments, made a motion, seconded by Commissioner Cannon, to recommend approval to City Council as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Vice Chair Ashley Majors:	Aye
Commissioner Thomas Cannon:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye

Motion carried unanimously.

Future Agenda Items

There were no future agenda items requested.

Adjourn

Motion made by Chair Knight, seconded by Commissioner Cannon to adjourn.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Vice Chair Ashley Majors:	Aye
Commissioner Thomas Cannon:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye

Motion carried unanimously; meeting adjourned at 6:22pm.

Minutes approved the 8th day of June 2020.

Steve Knight,
Chair

Shannon Montgomery, TRMC
City Secretary

AGENDA ITEM - B



Agenda Commentary

Meeting Date: June 8, 2020 - virtual meeting

Department: Planning & Zoning

Contact: Cynthia Northrop

Agenda Item: 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, 5, and 6 as requested by Structured Building Group, Inc.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing
 Plat Discussion & Direction Other

Summary-Background: On February 3, 2020, P&Z recommended approval of Belle Heights’s final plat and site plans on Block 1, Lots 1 and 3 with subsequent approval granted by the City Council. On March 2, 2020, P&Z recommended approval of Belle Height’s site plan for Block 1, Site 2 with subsequent approval granted by the City Council. These are the remaining three site plans (of the six site plans) for Belle Heights (Block 1, Lots 4 – 6). All Department Heads have reviewed, the Engineer has reviewed and confirms general conformance with the City of Rhome’s applicable Code of Ordinances.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:**
 Yes No N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: N/A Required **Date Completed:** _____

Engineering Review Yes No **FD Review** Yes No **PD Review** Yes No **PW Review** Yes No

Supporting Documents attached: Site Plans for Block 1, Lots 4 – 6

Recommendation: Recommendation to Council to approval the site plans (Block 1, Lots 4 – 5)

REVISION INDEX

REVISION #	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	ENGINEERING REQUIRED	FRAMING REQUIRED	ELEC./ MECH. REQUIRED
1	DESIGN DOCUMENTS APPROVAL SET TO BUILDER	05/22/2020	LJL	J. BARNES	-	-	-
2	REVISED SITE PLAN WITH PROPOSED GRADING	06/05/2020	LJL	J. BARNES			
3							
4							
5							
6							
7							
8							
9							
10							

AREA CALCULATIONS

TOTAL LIVING (A/C) 1,734 SQ. FT.

ENTRY / COV. PATIO 200 SQ. FT.

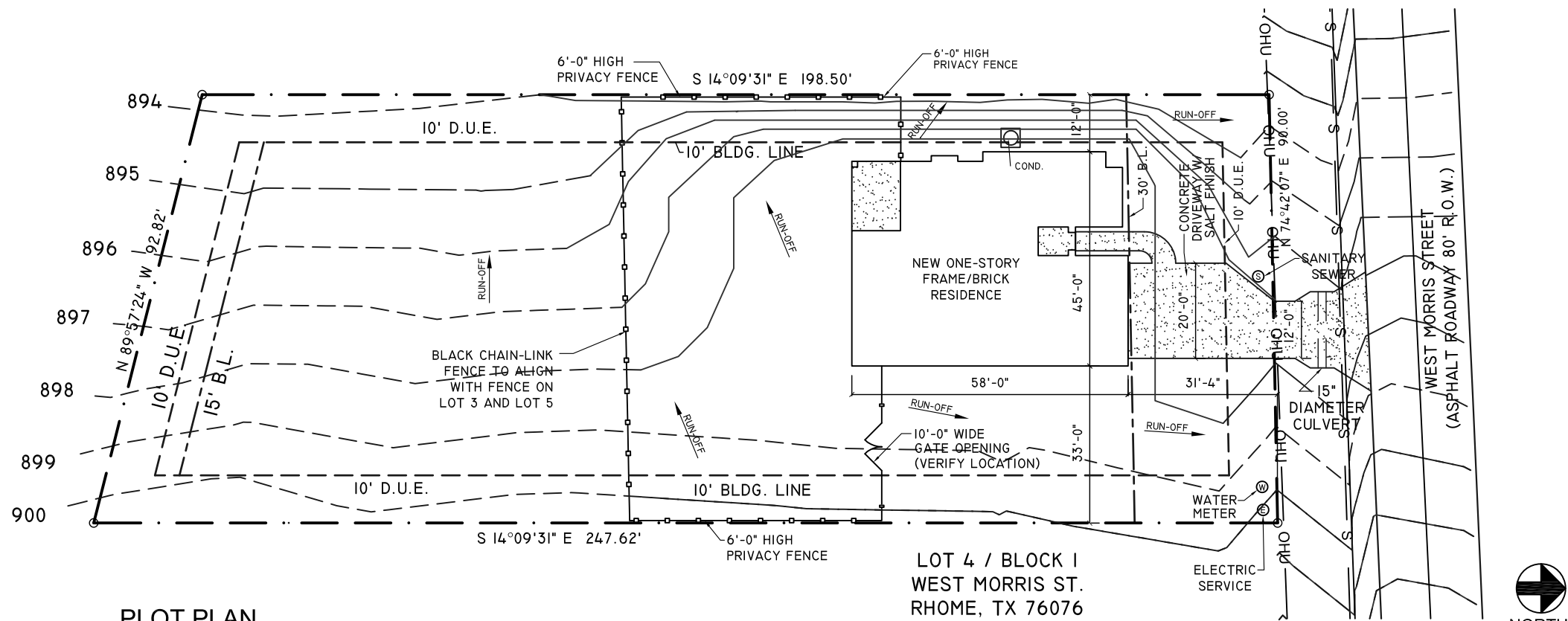
GARAGE 536 SQ. FT.

TOTAL UNDER ROOF 2,470 SQ. FT.

TOTAL SLAB 2,470 SQ. FT.

DESIGN NOTES

1. ROOF PITCH 8/12
2. FULL GUTTERS AND DOWNSPOUTS
3. ARCHITECTURAL 30 YEAR SHINGLES
- 3 TAB SHINGLES NOT ALLOWED
4. 42" PRE-FAB WOOD BURNING FIREPLACE
5. CLAY STYLE BRICK VENEER
6. FULL GLASS DOOR TO ACCESS REAR COVERED PATIO
7. 18-0 x 8-0 OVERHEAD GARAGE DOOR
8. 42" TALL VANITY MIRRORS
9. 42" TALL UPPER CABINETS
10. 36" HIGH VANITY CABINET HEIGHT STANDARD
11. GRANITE COUNTERTOPS AT KITCHEN AND BATHS
12. LED CAN LIGHTS @ MASTER BEDROOM, KITCHEN AND GREAT ROOM
13. CEILING FANS IN BEDROOMS AND GREAT ROOM
14. 20' WIDE CONCRETE APRON IN FRONT OF GARAGE
15. FLOOR PLUG TO BE LOCATED IN GREAT ROOM



PLOT PLAN

FLATWORK 1,025 SQ. FT.
LOT SIZE 21,176 SQ. FT.

LOT 4 / BLOCK 1
WEST MORRIS ST.
RHOME, TX 76076



SCALE: 1" = 30'-0"

CITY OF RHOME CURRENT CODES

BUILDING CODE - 2015
ELECTRICAL CODE - 2014
ENERGY CODE - 2015
FIRE CODE - 2015
MECHANICAL CODE - 2015
PLUMBING CODE - 2015
RESIDENTIAL - 2015

NEW RESIDENCE
LOT 4 / BLOCK 1 / BELLE HEIGHTS
RHOME, TX 76076

Structured Building Group, Inc.

200 S. MAIN STREET RHOME, TX 76078

817-846-5647

Copy Date:
05-22-20

Designer:
LJL

SHEET
SITE

AGENDA ITEM - C



Agenda Commentary

Meeting Date: June 8, 2020 - virtual meeting

Department: Planning & Zoning

Contact: Cynthia Northrop

Agenda Item: 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, 5, and 6 as requested by Structured Building Group, Inc.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing
 Plat Discussion & Direction Other

Summary-Background: On February 3, 2020, P&Z recommended approval of Belle Heights’s final plat and site plans on Block 1, Lots 1 and 3 with subsequent approval granted by the City Council. On March 2, 2020, P&Z recommended approval of Belle Height’s site plan for Block 1, Site 2 with subsequent approval granted by the City Council. These are the remaining three site plans (of the six site plans) for Belle Heights (Block 1, Lots 4 – 6). All Department Heads have reviewed, the Engineer has reviewed and confirms general conformance with the City of Rhome’s applicable Code of Ordinances.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:**
 Yes No N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: N/A Required **Date Completed:** _____

Engineering Review Yes No **FD Review** Yes No **PD Review** Yes No **PW Review** Yes No

Supporting Documents attached: Site Plans for Block 1, Lots 4 – 6

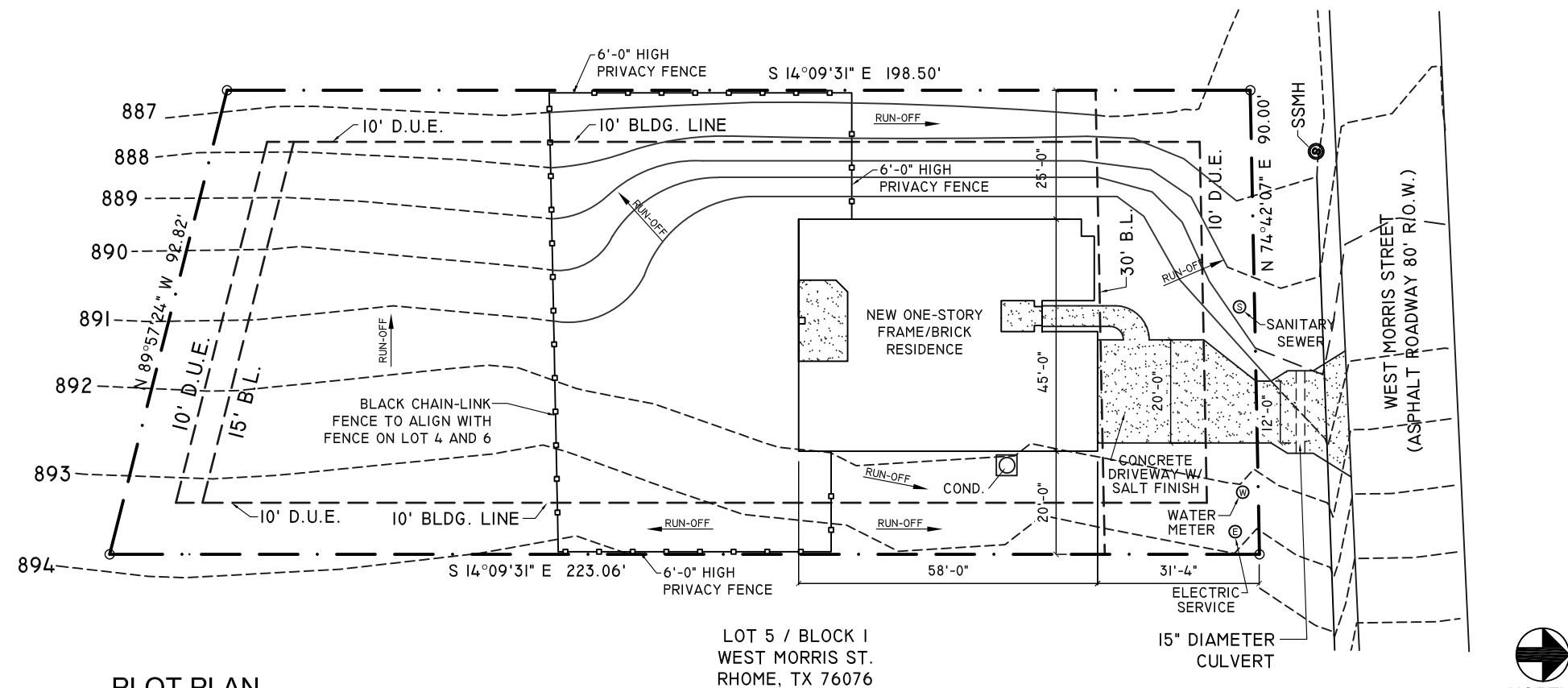
Recommendation: Recommendation to Council to approval the site plans (Block 1, Lots 4 – 5)

REVISION INDEX

REVISION #	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	ENGINEERING REQUIRED	FRAMING REQUIRED	ELEC./ MECH. REQUIRED
1	SITE PLAN REVIEW TO BUILDER	05/19/2020	LJL	J. BARNES	-	-	-
2	REVISED SITE PLAN WITH PROPOSED GRADE	06/05/2020	LJL	J. BARNES			
3							
4							
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GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THE LOCAL JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION, INSPECTIONS AT VARIOUS STAGES DURING CONSTRUCTION, AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATERTIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE ABOVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SAFETY PROCEDURES, AND MATERIALS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION, UNLESS NOTED OTHERWISE. ARCHITECTURAL BUILDING AND WALL SECTIONS ARE DIAGRAMMATIC. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATIONS, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC. FOUNDATION DESIGN SHALL BE PER ENGINEER.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND INAHB BUILDING STANDARDS.



PLOT PLAN

FLATWORK 1,025 SQ. FT.
LOT SIZE 18,966 SQ. FT.

LOT 5 / BLOCK 1
WEST MORRIS ST.
RHOME, TX 76076



NORTH

SCALE: 1" = 30'-0"

AREA CALCULATIONS

TOTAL LIVING (A/C)	1,787 SQ. FT.
ENTRY / COV. PATIO	190 SQ. FT.
GARAGE	541 SQ. FT.
TOTAL UNDER ROOF	2,518 SQ. FT.
TOTAL SLAB	2,518 SQ. FT.

CITY OF RHOME CURRENT CODES

BUILDING CODE - 2015
ELECTRICAL CODE - 2014
ENERGY CODE - 2015
FIRE CODE - 2015
MECHANICAL CODE - 2015
PLUMBING CODE - 2015
RESIDENTIAL - 2015

PLAN 1787
ELEVATION - C

NEW RESIDENCE
LOT 5 / BLOCK 1 / BELLE HEIGHTS
RHOME, TX 76076

Structured Building Group, Inc.

200 S. MAIN STREET RHOME, TX 76078

817-846-5647

Copy Date:
06-05-20

Designer:
LJL

SHEET
SITE

AGENDA ITEM - D



Agenda Commentary

Meeting Date: June 8, 2020 - virtual meeting

Department: Planning & Zoning

Contact: Cynthia Northrop

Agenda Item: 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, 5, and 6 as requested by Structured Building Group, Inc.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing
 Plat Discussion & Direction Other

Summary-Background: On February 3, 2020, P&Z recommended approval of Belle Heights’s final plat and site plans on Block 1, Lots 1 and 3 with subsequent approval granted by the City Council. On March 2, 2020, P&Z recommended approval of Belle Height’s site plan for Block 1, Site 2 with subsequent approval granted by the City Council. These are the remaining three site plans (of the six site plans) for Belle Heights (Block 1, Lots 4 – 6). All Department Heads have reviewed, the Engineer has reviewed and confirms general conformance with the City of Rhome’s applicable Code of Ordinances.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:**
 Yes No N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: N/A Required **Date Completed:** _____

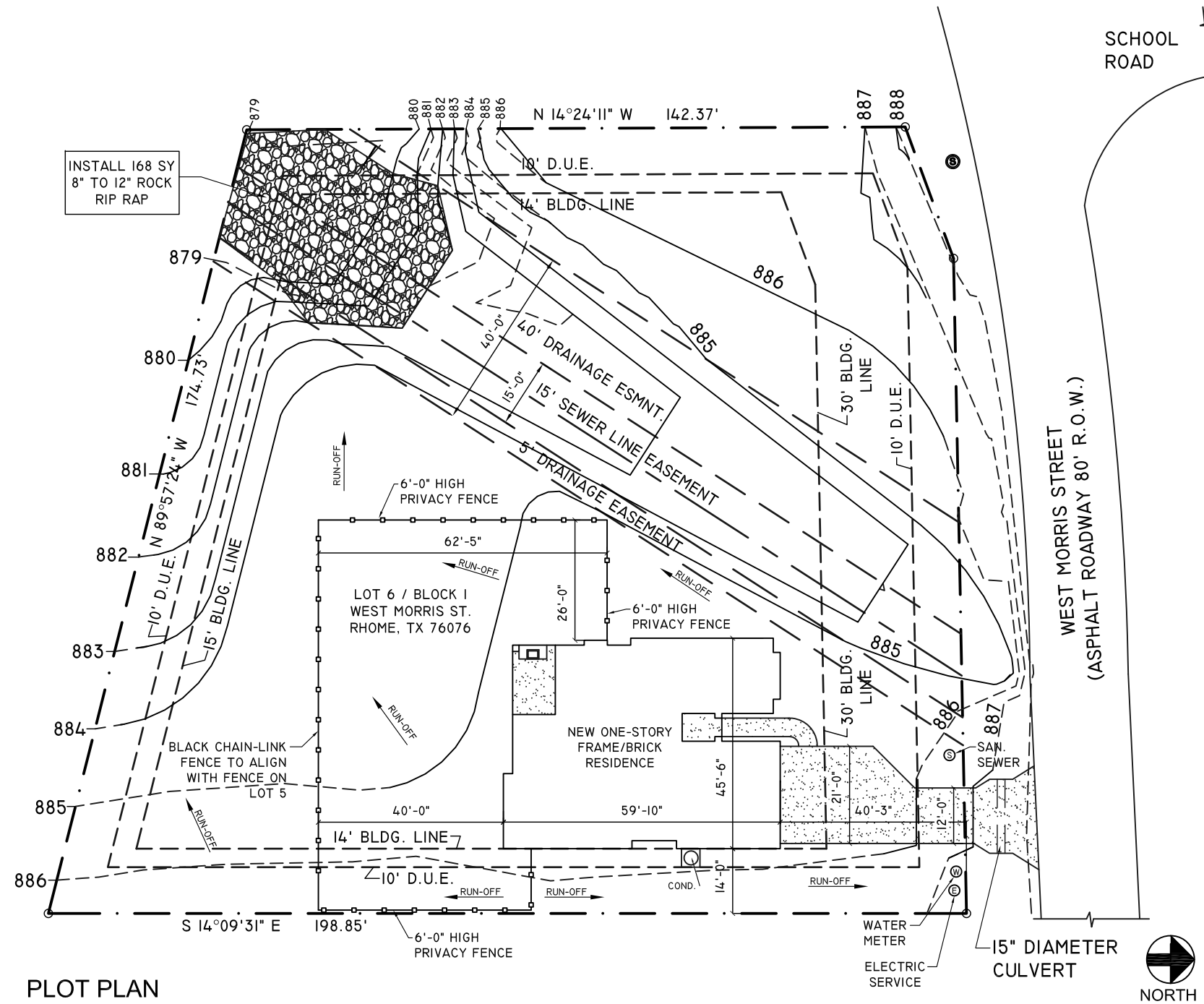
Engineering Review Yes No **FD Review** Yes No **PD Review** Yes No **PW Review** Yes No

Supporting Documents attached: Site Plans for Block 1, Lots 4 – 6

Recommendation: Recommendation to Council to approval the site plans (Block 1, Lots 4 – 5)

REVISION INDEX

REVISION #	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	ENGINEERING REQUIRED	FRAMING REQUIRED	ELEC./ MECH. REQUIRED
1	SITE PLAN REVIEW TO BUILDER	05/18/2020	LJL	J. BARNES	-	-	-
2	CD CHECKSET REVIEW TO BUILDER	05/26/2020	LJL	J. BARNES			
3	REVISED SITE PLAN WITH PROPOSED DRAINAGE AND COUNTOURS	06/05/2020	LJL	J. BARNES			
4							
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GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
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- THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
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- CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND NAHB BUILDING STANDARDS.

AREA CALCULATIONS

TOTAL LIVING (A/C)	1,836 SQ. FT.
ENTRY / COV. PATIO	192 SQ. FT.
GARAGE	504 SQ. FT.
TOTAL UNDER ROOF	2,532 SQ. FT.
TOTAL SLAB	2,532 SQ. FT.

CITY OF RHOME CURRENT CODES

BUILDING CODE - 2015
 ELECTRICAL CODE - 2014
 ENERGY CODE - 2015
 FIRE CODE - 2015
 MECHANICAL CODE - 2015
 PLUMBING CODE - 2015
 RESIDENTIAL - 2015

PLOT PLAN

FLATWORK 1,074 SQ. FT. LOT SIZE 29,615 SQ. FT.

SCALE: 1" = 30'-0"

PLAN 1836
ELEVATION-B

NEW RESIDENCE
LOT 6 / BLOCK 1 / BELLE HEIGHTS
RHOME, TX 76076

Structured Building Group, Inc.

200 S. MAIN STREET RHOME, TX 76076

817-846-5647

Copy Date:
06-04-20

Designer:
LJL

SHEET
SITE

AGENDA ITEM - E



Agenda Commentary

Meeting Date: June 8, 2020 - virtual meeting

Department: Planning & Zoning

Contact: Cynthia Northrop

Agenda Item: Discussion and any necessary action regarding recommending revised boundaries for Old Town Rhome.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing
 Plat Discussion & Direction Other

Summary-Background: On October 1, 2018, P&Z members discussed possible boundary revisions to Old Town Rhome (see potential map and existing boundary map). A formal P&Z vote was not taken to make a recommendation to City Council to change the boundaries. This item brings the issue back to P&Z to consider.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:**
 Yes No N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: N/A Required **Date Completed:** _____

Engineering Review NA **FD Review** NA **PD Review** NA **PW Review** NA

Supporting Documents attached: Existing map of Old Town Rhome and previous map considered by P&Z and October 1, 2018 minutes

Recommendation: Consider the issue of revising Old Town Rhome map

City of Rhome

APRIL, 2004

CHEATHAM AND ASSOCIATES
1250 E. COPELAND ROAD, SUITE 900
ARLINGTON, TEXAS 76011
METRO (817) 265-8836
(817) 548-0696

