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## MINUTES OF RHOME REGULAR PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, FEBRUARY 1, 2021

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 6:01pm and called roll to establish a quorum of Commissioners present.

#### **Commissioners Present:**

Chair Steve Knight

Vice Chair Thomas Cannon

Commissioner Sarah Hahs

Commissioner Kristi King

Commissioner Christy Nerren

#### **City Staff Present:**

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

Chair Knight congratulated Commissioner Tye for her appointment to the City Council. Knight stated that Staff is advertising for volunteers.

### 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@cityofrhome.com](mailto:citysecretary@cityofrhome.com), prior to 4:00pm of the meeting date to be recognized.*

No Public Presentations were made.

### Regular Agenda – Old Business

#### **A. Discussion and any necessary action regarding the Minutes of December 7, 2020 Planning & Zoning Commission Regular Session**

Motion made by Chair Knight, seconded by Vice Chair Cannon, to approve the Minutes of December 7, 2020 Planning & Zoning Commission Regular Session as presented.

Chair Knight asked for a roll-call vote:

Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Hahs:	Aye
Commissioner King:	Aye
Commissioner Nerren:	Aye

Motion carried unanimously.

**Regular Agenda – New Business**

Commissioner King recused herself from Agenda Item B.

**B. Discussion and any necessary action considering a recommendation to Council regarding a proposed Final Plat for Rolling V Ranch East, Phase 1, being described as 102.912 acres, Lots 1-71, 1X, 2X & 3X, Block 1; Lots 1-40, Block 2; Lots 1-23 & 1X, Block 3; Lots 1-13, 1X, 2X & 3X Block 4; Lots 1-21 & 1X, Block 5; Lots 1-41 & 1X, Block 6; Lots 1-21, Block 7; Lots 1-21, 55-78, 1X, 2X & 3X, Block 8; Lots 1-33, Block 9; Lots 1-18, Block 10; & Lots 1-10, Block 12 (336 Residential Lots and 12 Open Space Lots) situated in the Smith County School Land Survey, Abstract No. 743, and the James B. Farnsworth Survey, Abstract No. 991, City of Rhome, Wise County, Texas as requested by PMB RVR Dev CO 1, LLC**

Chair Knight asked a question regarding the different number of lots on the final plat being presented and the preliminary plat that was previously approved.

Mr. Pincoffs stated that between the two approved preliminary plats and the proposed final plat is that the total number of lots will be the same; just this phase has more than phase 2. Pincoffs stated this is common practice.

Motion made by Chair Knight, seconded by Commissioner Hahs, to recommend approval to the City Council.

Chair Knight asked for a roll-call vote:

- Chair Knight: Aye
- Vice Chair Cannon: Aye
- Commissioner Hahs: Aye
- Commissioner King: RECUSED
- Commissioner Nerren: Aye

Motion carried 4-0-1 with Commissioners Knight, Cannon, Hahs, and Nerren voting for and Commissioner King abstaining.

**C. Discussion and review of Zoning Ordinances and Comprehensive Development Plan**

Chair Knight read the powers and duties of the Planning & Zoning Commission, Chapter II, Administration, Section 8, Planning and Zoning Commission, subsection E:

The Planning and Zoning Commission shall be an advisory body to the City Council and shall make recommendations regarding amendments to the Comprehensive Master Plan, make changes in zoning, and determine permanent zoning to be given to newly annexed areas. The Planning and Zoning Commission shall also make recommendations regarding the approval of the plats of subdivisions as may be submitted to it by the City Council. It is recommended that the Planning and Zoning Commission make an annual study of the City’s Comprehensive Master Plan and be prepared to make recommendations to the City Council that it deems necessary to keep the City’s Master Plan up-to-date with the City’s needs. The Planning and Zoning Commission shall serve in an advisory capacity on any planning related item(s) in the City.

City Administrator Northrop provided an overview of the Zoning Ordinance and Comprehensive Development Plan and addressed questions from Commissioners.

Chair Knight asked City Administrator Northrop to schedule a joint workshop with City Council to discuss next steps.

Discussion only, no action taken.

City Secretary's Note: Presentation will be included with the final set of minutes of this meeting.

**Future Agenda Items**

No future agenda items were requested.

**Adjourn**

Motion made by Vice Chair Cannon, seconded by Commissioner Nerren to adjourn.

Chair Knight asked for a roll-call vote:

Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Hahs:	Aye
Commissioner King:	Aye
Commissioner Nerren:	Aye

Motion carried unanimously; meeting adjourned at 7:03pm.

**Minutes approved the 1st day of March 2021.**

		
Steve Knight, Chair		Shannon Montgomery, TRMC City Secretary