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MINUTES OF RHOME PUBLIC PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, MARCH 2, 2020

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
Christy Nerren	Commission
Thomas Cannon	Commissioner
Roland Kuhleman	Commissioner
Robert Coleman	Alternate 1
Jo Ann Wilson	Alternate 2

City Staff Present:

Cynthia Northrop	City Administrator
Shannon Montgomery	City Secretary

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.

Commissioner Cannon recused himself from the following agenda items, allowing for Alternate Coleman to participate in the voting of the following agenda items.

Public Hearing

A. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a Carport Legal property being acres: Acres: 0.418, Lot: 15 & 16, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 126 North Redbud, Rhome, Texas 76078

Chair Knight opened the Public Hearing at 6:02pm.

City Secretary Montgomery read into the record the following who provided written responses to both of the public hearings:

- Gary Norman, 131 North Redbud, Rhome, Texas – IN FAVOR
- David Teaff, 126 North Redbud, Rhome, Texas – IN FAVOR
- M&S Wise Properties, LLC, 500, 504 and 509 Troxell Boulevard – OPPOSED
- Kurt & Thelma Groves, 140 North Redbud, Rhome, Texas – IN FAVOR

No other public comments were made.

Chair Knight closed the Public Hearing at 6:04pm.

B. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a Carport Legal property being acres: Acres: 0.209, Lot: 11, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 131 North Redbud, Rhome, Texas 76078

Chair Knight opened the Public Hearing at 6:04pm.

Applicant Gary Norman, 131 North Redbud Street, Rhome, Texas asked for a waiver of the 10-foot side setback as his home was built in the 1985 and the setback was five feet, not the 10-foot side setback as it is today.

Chair Knight closed the Public Hearing at 6:07pm.

Regular Agenda – New Business

A. Discussion and any necessary action considering a recommendation to Council regarding a request for a Carport Legal property being acres: Acres: 0.418, Lot: 15 & 16, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 126 North Redbud, Rhome, Texas 76078

Motion made by Chair Knight, seconded by Commissioner Kuhleman, to recommend approval of request for a Carport Legal property being acres: Acres: 0.418, Lot: 15 & 16, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 126 North Redbud, Rhome, Texas 76078. Motion carried unanimously.

B. Discussion and any necessary action considering a recommendation to Council regarding a request for a Carport Legal property being acres: Acres: 0.209, Lot: 11, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 131 North Redbud, Rhome, Texas 76078

City Administrator Northrop recommended that Planning & Zoning recommend approval with a caveat that Council have the decision to grant the requested waiver since the setback requirements are located in Chapter 3, "Building Regulations", which is not under the purview of the Planning and Zoning Commission, only City Council, who also has authority to approve variances.

Motion made by Chair Knight, seconded by Commissioner Kuhleman, to recommend approval of the request for a Carport Legal property being acres: Acres: 0.209, Lot: 11, Blk: 1, Subd: ROLLING HILLS ADDITION also known as 131 North Redbud, Rhome, Texas 76078, with the following change – to have the carport match up to eave of the house. Motion carried unanimously.

Commissioner Cannon returned to the dais and Vice Chair Majors recused herself from the following agenda item, allowing for Alternate Coleman to participate in the voting of the following agenda item.

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 2, as requested by Structured Building Group, Inc.

City Administrator Northrop stated at the last meeting, the Planning and Zoning Commission approved the Final Plat, Lot 1 Site Plan, and Lot 3 Site Plan for Belle Heights. The City Engineer and Staff have reviewed and the City Engineer has also reviewed a requested revision. Northrop stated that Staff recommends approval.

Motion made by Commissioner Kuhleman, seconded by Commissioner Nerren, to recommend approval of the proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 2, as requested by Structured Building Group, Inc. Motion carried unanimously.

Vice Chair Majors returned to the dais.

D. Discussion regarding zoning application of the Old Town Rhome Overlay district.

The Commission discussed the boundaries they set for Old Town Rhome and whether or not it was recommended to Council. Staff will review.

Vice Chair Majors passed out documents to the Commission in regards to what she would like to see added to the Old Town Rhome Overlay.

Future Agenda Items

Vice Chair Majors requested that the Old Town Rhome Overlay be added to the next meeting to discuss junk vehicles and other code enforcement options to place in the Overlay.

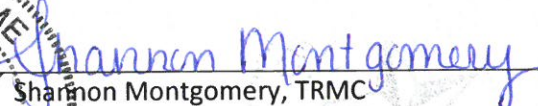
Adjourn

Motion made by Commissioner Cannon, seconded by Commission Nerren, to adjourn. Meeting adjourned at 7:15pm.

Minutes approved the 11th day of May 2020.


Steve Knight,
Chair




Shannon Montgomery, TRMC
City Secretary