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MINUTES OF RHOME REGULAR PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, DECEMBER 7, 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 called roll to establish a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Commissioner Thomas Cannon

Commissioner Sarah Hahs

Commissioner Kristi King

Commissioner Christy Nerren

Alternate #1 Michelle Tye

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

A. Oaths/Statements of Office to newly appointed Commissioner and Alternate

Chair Knight welcomed and thanked the newly appointed Commissioner and Alternate for their service.

City Secretary Montgomery provided over Commissioner Hahs' and Alternate Tye's Statement of Office and Oath of Office.

B. Discussion and any necessary action regarding the selection of Vice Chair of the Planning & Zoning Commission

Chair Knight read the responsibilities of both the Chair and Vice Chair of the Planning & Zoning Commission and asked for nominations for Vice Chair.

Motion made by Commissioner Nerren, seconded by Commissioner King, to appoint Commissioner Cannon as Vice Chair.

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.

Public Presentations and Input

There were no Public Presentations made.

Regular Agenda – Old Business

C. Discussion and any necessary action regarding the Minutes of October 5, 2020 Planning & Zoning Commission Regular Session

Motion made by Commissioner Knight, seconded by Commissioner Cannon, to approve the Minutes of October 5, 2020 as amended.

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.

Public Hearing

D. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a Carport for Legal Property being described as Legal: Acres: 0.145, Lot: 20, Blk: 6, Subd: CROWN POINT PH1, Abst: A-280 EJ TADLOCK also known as 620 Stirling Road, Rhome, Texas 76078

Chair Knight opened the Public Hearing at 6:10pm.

Jimmy Johnson stated he was available for any questions regarding the request for the carport.

No input was received.

Chair Knight closed the Public Hearing at 6:12pm.

E. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider amending Sections 12 (Zoning Districts Established), 22, 23, 26, and 34 (USE CHART) of Chapter 14 “Zoning” of the Code of Ordinances, City of Rhome, Texas to revise the Sections for consistency in naming the Zoning Districts

Chair Knight opened the Public Hearing at 6:12pm.

No input was received.

Chair Knight closed the Public Hearing at 6:13pm.

F. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider amending Appendix, A-3 – Definitions, Exhibit A of Chapter 14, “Zoning” of the Code of Ordinances, City of Rhome, Texas to define Mobile Food Unit; Amending Section 34.5 Retail & Related Uses to, Exhibit A of Chapter 14 “Zoning” adding Mobile Mood Unit to be allowed in the “R” Retail, “C” Commercial, “I” Industrial, and “LI” Light Industrial

Chair Knight opened the Public Hearing at 6:13pm.

No input was received.

Chair Knight closed the Public Hearing at 6:14pm.

Regular Agenda – New Business

G. Discussion and any necessary action considering a recommendation to City Council regarding a request for a Carport for Legal Property being described as Legal: Acres: 0.145, Lot: 20, Blk: 6, Subd: CROWN POINT PH1, Abst: A-280 EJ TADLOCK also known as 620 Stirling Road, Rhome, Texas 76078

City Administrator Northrop stated that this request meets all requirements, except the side setback of ten feet. This request is asking for a variance of side setback to be six inches. Northrop stated that there have been three similar requests for side setback variances.

Applicant representative Jimmy Johnson stated his carport received a side setback variance as well.

Motion made by Chair Knight. Seconded by Vice Chair Cannon, to recommend approval with provision of variance to side setback to City Council.

Chair Knight asked for a roll-call vote:

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

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

H. Discussion and any necessary action considering a recommendation to City Council regarding amending Sections 12 (Zoning Districts Established), 22, 23, 26, and 34 (USE CHART) of Chapter 14 “Zoning” of the Code of Ordinances, City of Rhome, Texas to revise the Sections for consistency in naming the Zoning Districts

City Administrator Northrop stated that this is a clean up item and that nothing is being substantially changed. Northrop explained the three areas needed consistency/agreement between the three areas:

1. Zoning Districts Established (Chapter 14, III, Zoning Districts, Section 12)
2. Use Chart (Section 34)
3. Zoning Map

Motion made by Chair Knight, seconded by Commissioner Hahs, to recommend changes 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.

I. Discussion and any necessary action considering a recommendation to City Council regarding amending Appendix, A-3 – Definitions, Exhibit A of Chapter 14, “Zoning” of the Code of Ordinances, City of Rhome, Texas to define Mobile Food Unit; Amending Section 34.5 Retail & Related Uses to, Exhibit A of Chapter 14 “Zoning” adding Mobile Mood Unit to be allowed in the “R” Retail, “C” Commercial, “I” Industrial, and “LI” Light Industrial

City Administrator Northrop stated Currently our Code of Ordinances allows mobile food units but it is confusing and lacks clarity on how and where. This proposed update to Chapter 14 – Zoning, Section 34.5, adds ‘Mobile Food Unit’ to our Use Chart and provides clarity on the ‘where’ specifically to be allowed in Retail, Commercial, Industrial and Light Industrial.

While a corresponding update providing clarity on the ‘how’ is not required to go through P&Z, Northrop stated Commissioners should be aware that there will be another proposed update that Council will consider on December 10, 2020, located in Chapter 6 – Health and Sanitation, again, providing more clarity on ‘how.’

Motion made by Chair Knight, seconded by Vice Chair Cannon, to recommend approval to Council, along with adding Mobile Food Unit to “S” on the Use Table.

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.

Future Agenda Items

There were no future agenda items requested.

Adjourn


Motion made by Vice Chair Cannon, seconded by Commissioner Hahs 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 6:37pm.

Minutes approved the 1st day of February 2021



 Steve Knight,
 Chair





 Shannon Montgomery, TRMC
 City Secretary