



501 South Main | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

MINUTES OF RHOME REGULAR PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, AUGUST 2, 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 6:00pm and called roll to establish a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Commissioner Kristi King

Vice Chair Thomas Cannon

Commissioner Christy Nerren – arrived at 6:07pm

Commissioner Sarah Hahs

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

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, prior to 4:00pm of the meeting date to be recognized.

No Public Presentations were made.

Regular Session

A. Oaths of Office to re-appointed and newly appointed Commissioners

City Secretary Montgomery provided over Commissioner Cannon's and Hahs' Oath of Office.

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

Motion made by Commissioner Hahs, seconded by Commissioner King, to keep Commissioner Knight as Chair and Commissioner Cannon as Vice Chair.

Chair Knight asked for a roll-call vote:

Chair Knight: Aye

Vice Chair Cannon: Aye

Commissioner King: Aye

Commissioner Hahs: Aye

Motion carried unanimously.

C. Discussion and any necessary action regarding the Minutes of June 7, 2021 Planning & Zoning Commission Regular Session

Motion made by Chair Knight, seconded by Vice Chair Cannon, to approve the Minutes of the June 7, 2021 Planning & Zoning Commission Regular Meeting as presented.

Chair Knight asked for a roll-call vote:

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

Motion carried unanimously.

Public Hearing

D. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a change in zoning of two tracts of land to Planned Development (PD):

- 1. Tract 1: legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Agricultural**
- 2. Tract 2: legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Retail**

Chair Knight convened into Public Hearing at 6:06pm.

City Secretary Montgomery read the one Public Hearing Reply Form received:

- William Reed – IN FAVOR of the rezoning request.

Chair Knight reconvened into Regular Session at 6:08pm.

Regular Agenda – New Business

E. Discussion and any necessary action considering a recommendation to Council regarding a request for a change in zoning of two tracts of land to Planned Development (PD):

- 1. Tract 1: legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Agricultural**
- 2. Tract 2: legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning – Retail**

City Administrator Northrop stated Council and the City have been working with Quick Trip and their desire to locate a store on two tracts located; 1) located on the (hard corner) SE corner of NB 287 and B.C. Rhome that is currently in the City of Rhome’s extra-territorial jurisdiction (ETJ) and 2) located to the west of Taco Casa that is currently zoned Retail. They are also seeking voluntary annexation of Tract 1 currently

in our ETJ; however, the annexation action will be considered directly by City Council according to our ordinance.

The issue before the P&Z is the re-zoning of these two tracts (Tract 1 and 2) to Planned Development should the Council vote to annex Tract 1 into the city limits. Should Council agree to annex Tract 1, currently in our ETJ, the incoming zoning defaults to Agricultural.

Quick Trip is requesting Tract 1 to be re-zoned from Agricultural to Planned Development and Tract 2 to be re-zoned from Retail to Planned Development.

As a reminder, the Planned Development zoning allows for flexibility in structure with the components of the actual PD being identified upfront through the Detailed Site Plan and codified in the PD Ordinance. Staff has met with QT reps and reviewed the Detailed Site Plan and confirms its general conformance with our ordinances.

QT Representatives Craig Honeywell and Tom Edwards provided a presentation and addressed questions from Commissioners.

(City Secretary Note: Presentation will be included with minutes)

Motion made by Chair Knight, seconded by Vice Chair Cannon, to recommend approval of the rezoning requests contingent upon City Council approving the annexation request.

Chair Knight asked for a roll-call vote:

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

Motion carried unanimously.

F. Discussion and any necessary action regarding rescheduling the regularly scheduled Monday, September 6, 2021 meeting to Monday, September 13, 2021 as City Hall is closed September 6, 2021 in observance of Labor Day.

Motion made by Vice Chair Cannon, seconded by Commissioner Hahs, to move the Monday, September 6, 2021 regularly scheduled meeting to Monday, September 13, 2021.

Chair Knight asked for a roll-call vote:

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

Motion carried unanimously.

Future Agenda Items

There were no future agenda items requested.

Adjourn

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

Chair Knight asked for a roll-call vote:

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

Motion carried unanimously; meeting adjourned at 6:25pm.

Minutes approved the 4th day of October 2021.



Steve Knight,
Chair



Shaina Odom
City Secretary

