



501 South Main | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

**MINUTES OF RHOME REGULAR PLANNING & ZONING COMMISSION MEETING**

**Meeting Date: MONDAY, JUNE 7, 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 6:03pm 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

**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 March 1, 2021 Planning & Zoning Commission Regular Session**

Motion made by Chair Knight, seconded by Vice Chair Cannon, to approve the Minutes of March 1, 2021 Planning & Zoning Commission Regular Session as presented.

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.

**Public Hearing**

**B. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a Carport Legal property being acres: Acres: 1.001, Lot 8, Blk: D, Subd: ALLIANCE ESTATES PH 2, Abst: A—743 SMITH CSL, also known as 1107 Meadowlark Drive, Rhome, Texas 76078**

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

Chair Knight called upon applicant Joe Green. Green detailed his request for the carport.

City Secretary Montgomery stated, for the record, the public hearing replies she had received:

- Joseph Green, 1107 Meadowlark Drive – In Favor
- Paula Lampley, 1107 Meadowlark Drive – In Favor
- Darlene Maddox, 1119 Meadowlark Drive – In Favor
- Federic Theriocult, 1102 Meadowlark Drive – In Favor
- Dannette & Johnny Willis, 1111 Meadowlark Drive – In Favor

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

**Regular Agenda – New Business**

**C. Discussion and any necessary action considering a recommendation to Council regarding a request for a Carport Legal property being acres: 1.001, Lot 8, Blk: D, Subd: ALLIANCE ESTATES PH 2, Abst: A—743 SMITH CSL, also known as 1107 Meadowlark Drive, Rhome, Texas 76078**

City Administrator Northrop provided a brief history of this request: property owner, Joseph Green and Paula Lampley, requested to build a carport at 1107 Meadowlark Drive in By Well Estates. However, the carport has already been built and a permit, after the fact, has been submitted. The construction of the carport came to staff’s attention after the construction started. Property owners were advised of the process and explained that even though the carport was already built, they would still need to go through the required process of obtaining a specific use permit and building permit.

Northrop provided the Commissioners with carport requirements from the City’s Building Ordinance, Chapter 3, Section 3.03, as well as our Zoning Ordinance, Chapter 14, Section 32: carports must be at least ten (10) feet from the side property line and at least five (5) feet from the front public right-of-way. Northrop stated the constructed carport meets these requirements.

Motion made by Chair Knight, seconded by Commissioner Nerren, to recommend approval of the request for a carport to the City Council.

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.

**D. Discussion on history of By Well Estates Planned Development**

City Administrator Northrop provided the Commissioners with a history of the By Well Estates Planned Development, focusing on:

**Background** – began as a mobile home community in the unincorporated area of Wise County and annexed into the City in April 1996 (Ordinance 1996-08). Zoning Ordinance 1996-11 changed the Zoning to a planned development district and included codification of 27 deed restrictions and/or HOA rules and regulations, called tenants/components.

In 2008, Council amended Zoning Ordinance 1996-11, reducing the 27 tenants/components to six (Ordinance 2008-01). The intention of this reduction was to maintain only the major tenant/components such as requiring new mobile homes versus stick-built homes and stating that all City of Rhome Ordinances apply, unless they conflict with the remaining six tenants/components.

Northrop explained the difference between deed restrictions and City Ordinances – deed restrictions stay with the land and enforcement is a civil issue between homeowners. City Ordinances are enforced by the City.

By Well Current Planned Development District Requirements are:

1. Residential only; excepting specific parcels for commercial
2. New double-wide mobile homes only
3. Must have skirting
4. Must have two porches with handrails
5. Must have detached garage
6. Septic must be designed by Registered Engineer and permitted by Wise County, inspected annually
7. All other City of Rhome Ordinances apply

City Administrator Northrop concluded by defining a planned development district:

- The Planned Development District is a district in which planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners.
- A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.
- Used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance.
- Allows flexibility; procedures are established to ensure against misuse of increased flexibility.
- Look at the PD Zoning Ordinance as a smorgasbord to mix and match
- Not all pieces will be in every PD District
- This is why it is important to pay attention to the 'Detailed Site Plan' in the PD procedure because, once adopted, it becomes that specific PD District's ruling Zoning.
- Case in Point: Underground Utilities were not specifically included so are not required

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

**E. Discussion and any necessary action regarding rescheduling the regularly scheduled Monday, July 5, 2021 meeting to Monday, July 12, 2021 as City Hall is closed July 5, 2021 in observance of July 4th.**

Motion made by Chair Knight, seconded by Commissioner Hahs, to move the regularly scheduled Monday, July 5, 2021 meeting to Monday, July 12, 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 Commissioner Nerren, seconded by Commissioner King, to adjourn.

Chair Knight asked for a roll-call vote:

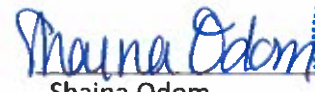
Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Nerren:	Aye
Commissioner King:	Aye
Commissioner Hahs:	Aye

Motion carried unanimously; meeting adjourned at 6:55pm.

**Minutes approved the 2nd day of August 2021.**



Steve Knight,  
Chair



Shaina Odom  
City Secretary

