

Physical Address: 501 South Main Street

Mailing Address: PO Box 228
Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

#### NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, May 2, 2022 Regular Session Meeting Time: 6:00pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

LIVE Streaming: In an effort to be as accessible as possible, we will be
Live Streaming the meeting using GoToMeeting.
Please call 1-646-749-3122 / Access Code 502-872-133

#### Regular Session - 6:00pm

#### Call to Order and Establish a Quorum

#### **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.

If you are attending the meeting via **Live Streaming**, and you would like to make a Public Presentation, you must email Shaina Odom at <u>citysecretary@cityofrhome.com</u> prior to **4:00pm on the day of meeting** to be recognized.

If you are attending the meeting **in person**, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

#### Regular Agenda - Old Business

A. Discussion and any necessary action regarding the minutes of the April 4, 2022 Planning & Zoning Commission.

#### Regular Agenda – New Business

B. Discussion and any necessary action considering a recommendation to Council regarding a Site Plan for a new residential home legally described as being Legal Acres: 0.321, Lot: 2R, Blk: 2, Subd: BC Rhome Addition

#### **Future Agenda Items**

#### <u>Adjourn</u>

#### A quorum of Council Members may be present at this meeting

\*Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Planning & Zoning Commission may convene into executive session at any time during the meeting if any of them need to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the city's

attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

The Planning & Zoning Commission may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the Agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

**CERTIFICATION:** I do hereby certify that the above Planning & Zoning Commission Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas no later than 6pm on April 29, 2022.

on April 29, 2022.		
MUNA PHOM		
Shaina Odom, City Secretary		
		sidered by the Rhome Planning & Zoning pard located at City Hall, 501 South Mair
Street, Rhome, Texas, on the	day of	, 2022.
	. Title:	



#### 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, April 4, 2022 Regular Session Meeting Time: 6:00 pm

#### Call to Order and Establish a Quorum

#### **Commissioners Present:**

Commissioner Christy Nerren Commissioner Kristy King Commissioner Roland Kuhleman Vice Chair Thomas Cannon- Virtual

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

City Secretary Shaina Odom City Attorney Carvan Adkins

A motion was made by commissioner King and seconded by commissioner Nerren, to appoint Roland Kuhleman as the chair of the meeting. Vote passed unanimously.

#### **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.

If you are attending the meeting via **Live Streaming**, and you would like to make a Public Presentation, you must email Shaina Odom at <u>citysecretary@cityofrhome.com</u> prior to **4:00pm on the day of meeting** to be recognized.

If you are attending the meeting **in person**, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

• Gary Havener- 500 Randall Street

#### Regular Agenda – Old Business

A. Discussion and any necessary action regarding the minutes of the February 7, 2022 Planning & Zoning Commission.

Planning and Zoning Chair tabled the minutes until next month for corrections.

#### **Public Hearing**

B. Public Hearing regarding request to Re-Plat/Final Plat property currently described as being Legal Acres: 0.321, Lot: 1 & 2 Blk: 2, Subd: BC Rhome Addition; also described as located at 290 Aurora Street, Rhome, TX 76078

Chairman Kuhleman opened the public hearing at 6:05 pm.

**Public Comments:** 

Timothy Jones - 290 Aurora Street

Gary Havener – 500 Randall Street

Chairman Kuhleman closed the public hearing at 6:13 pm.

#### Regular Agenda - New Business

C. Discussion and any necessary action regarding a request to recommend to Council to Re-Plat/Final Plat property currently described as being Legal Acres: 0.321, Lot: 1 & 2 Blk: 2, Subd: BC Rhome Addition; also described as located at 290 Aurora Street, Rhome, TX 76078

Chairman Kuhleman opened the regular session at 6:16 pm.

City attorney noted the plans have been reviewed by staff and engineer. Commissioner Nerren made a motion to approve, commissioner King seconded the motion. Motion passed unanimously.

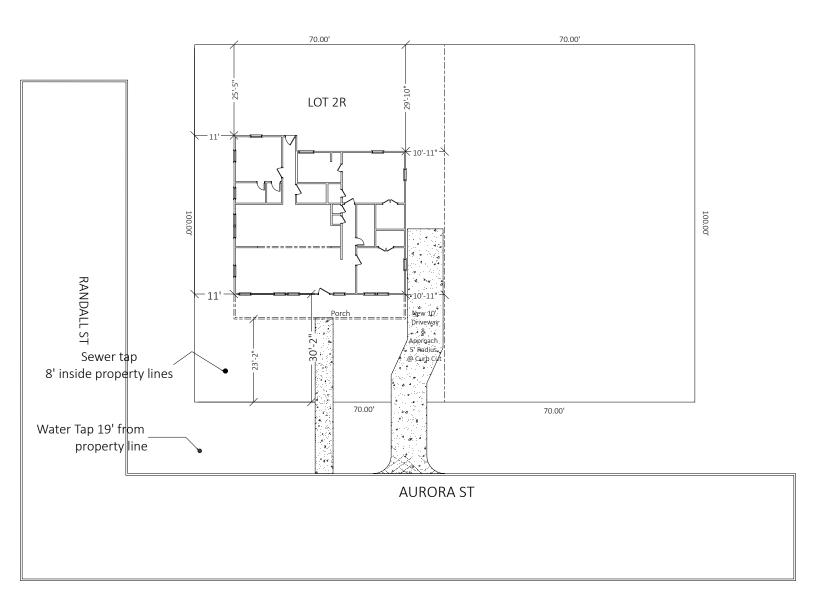
#### Adjourn

Commissioner unanimously. M		to	adjourn,	Commissioner	King	seconded.	Motion	passed
Steve Knight, Chair			_	naina Odom ty Secretary				



Agenda Commentary

Meeting Date: May 2, 2022						
Department: Planning & Zoning Contact: Cynthia Northrop						
<b>Agenda Item:</b> Discussion and any necessary action considering a recommendation to Council regarding a Site Plan for a new residential home legally described as being Legal Acres: 0.321, Lot: 2R, Blk: 2, Subd: BC Rhome Addition						
Type of Item:OrdinanceResolutionContract/AgreementPublic HearingPlatDiscussion & DirectionXOther						
<b>Summary-Background:</b> On April 4, 2022, P&Z made a recommendation to approve the re-plat for this property. On April 14, 2022, City Council approved the replat request for property legally being described as Legal Acres: 0.321, Lot 1&2R, Blk: 2, Subd: BC Rhome Addition. This is the Site Plan for Lot 2R. The owner will be building a new home on this newly replated 7,000-sq ft site.  City staff and city engineer have reviewed and it meets city requirements.						
Funding Expected:RevenueExpenditureXN/A Budgeted Item:YesNoN/A						
Funding Account: Amount:						
Legal Review Required:N/ARequired Date Completed:						
Engineering ReviewYex FD Review PD Review PW ReviewYes						
Supporting Documents attached: Yes						
<b>Recommendation:</b> Recommendation for P&Z to make an approval recommendation to Council to approve the site plan						





ADDITIONS / Remodels

DAMAGED DUE TO CONSTRUCTION PROCESS SAVED, OR IN ANY DANGER OF BEING PRECAUTIONS TO REMOVE OR RELOCATE HOMEOWNER WILL TAKE NECESSARY ITEMS OF VALUE TO BE REUSED AND/ OR

REQUIREMENTS. **BUILDING CODES, AND GRADE** ALL DIMENSIONS, STRUCTURAL DETAILS, AND

HOMEOWNER & CONTRACTOR: TO VERIFY

CODE H.D. OF ANY DIMENSIONAL ERRORS, DIMENSIONS AT THE JOB SITE AND NOTIFY CITY BEGINNING OR FABRICATING ANY WORK OMISSIONS OR DISCREPANCIES BEFORE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND

check all dimensions and other details prior to construction and be solely responsible thereafter. against human error. The contractor of the job must to avoid mistakes, the maker can not guarantee CITY CODE HOME DESIGNS is not liable for shall verify all dimensions and enclosed drawing. builder's expense and responsibility. The contractor effort has been made in the preparation of this plan errors once construction has begun. While every prints are made will be done at the owner's and / or specifications and any changes made on them after to comply with owner's and/ or builder's To the best of my knowledge these plans are drawn

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

ALTRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

witten direnskoka and speciate notes skall take precedence over scaled direnskoka and general Notes. The enginetropeskoher skall de consulted for clarication if site componente Encountered that are different than shown, it discrepances are found in the almost and notes, or the cultification and the niterior property of the plays or automatic of skall verify and is

GENERAL NOTES:

## PROJECT STATISTICS:

Vew Single Family Residence:

Square Feet Details:
Garage = N/A sq ft
Front Porch= 330 sq ft
Back Porch = N/A sq ft
Living Space= 1992 sq ft

TOTAL= 2322 sq ft

### Important:

Energy Compliance Report must be combined with onsite construction materials to comply with APPLICABLE MUNICIPALITY ADOPTED IECO CODES.

(If Applicable) Contractor must purchase with at least one week in advance STIAID (straps for Portal Framing @ garage door so that they are available and ready to install per P8 Details 3,4,5 at the time of foundation pour.

Any Additional changes to this plan set or Energy Compliance Report after plans are finalized and printed are subject to additional service fees

. after plans ere finalized and printed ere subject to additional service fees. by City Code Home Designs. Corrections or changes to this plan set after finalization and final prints ere made may require a minimum of 10 business work days after day of notice to City Code Home Designs.

PRESENTATION VIEWS FOR ILLUSTRATION ONLY. NO SCALE

SHEET NUMBER P-1

FRAMING SPAN TABLES FOUNDATION PLAN WIND BRACING

TITLE
PROJECT SUMMARY
SITE PLAN
MAIN FLOOR PLAN
ELEVATIONS

INDEX OF DRAWINGS



RESIDENTIAL PLANS

Plan Title

Address: AURORA ST RHOME, TX

THIS PLANS SET SHALL COMPLY WITH APPLICABLE MUNICIPALITY ADOPTED ICC CODES.

SCALE: SEE VIEW DATE: 2/22/2022 Eddie Santiaoo

817-905-4072

Home Designs City-Code

construction material Prevents cities from regulating

NOTE: TX HB 2439

9:32

DEPAINAGE TO FRONT AND REAR LOT LINE

OF STATE OF STATE

OF STATE OF STATE

OF STATE OF STATE

OF STATE OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

OF STATE

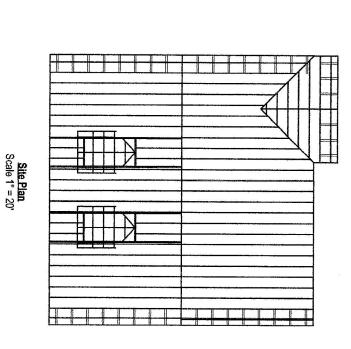
OF STATE

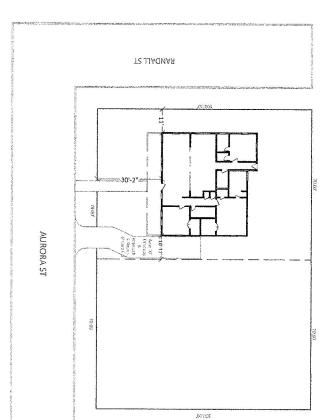
OF STATE

OF STATE

OF

Roof Layout & Framing Scale: 1/8" = 1'





P-2



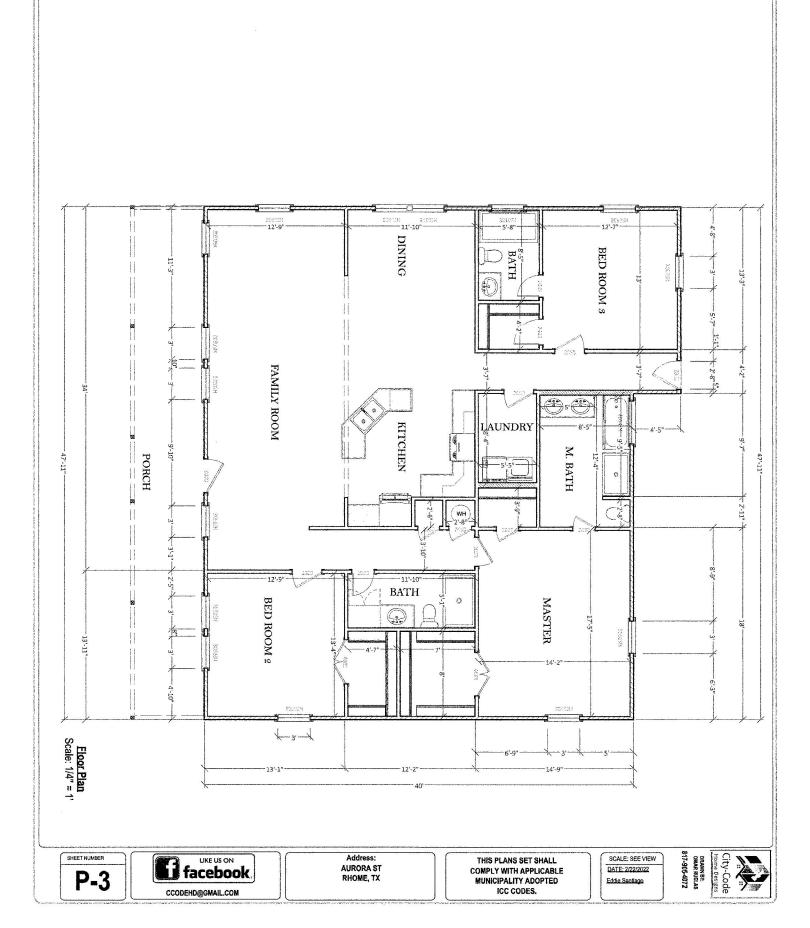
Address: AURORA ST RHOME, TX

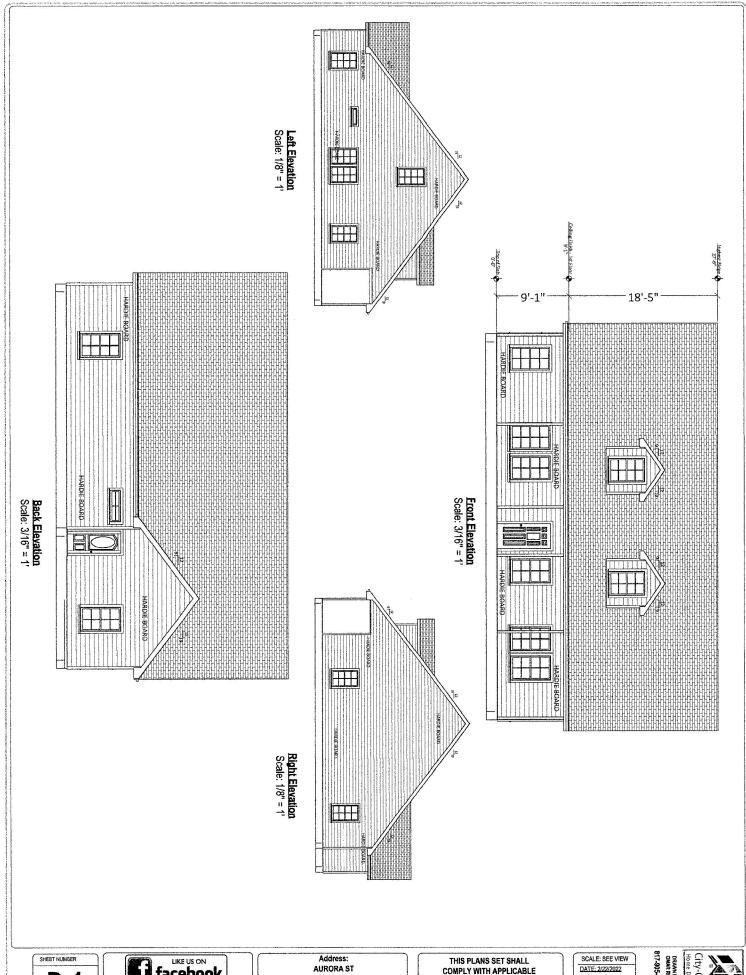
THIS PLANS SET SHALL
COMPLY WITH APPLICABLE
MUNICIPALITY ADOPTED
ICC CODES,

SCALE: SEE VIEW
DATE: 2/22/2022
Eddie Sanflago

DRAWNBY: OMAR BUELAS 817-905-4072







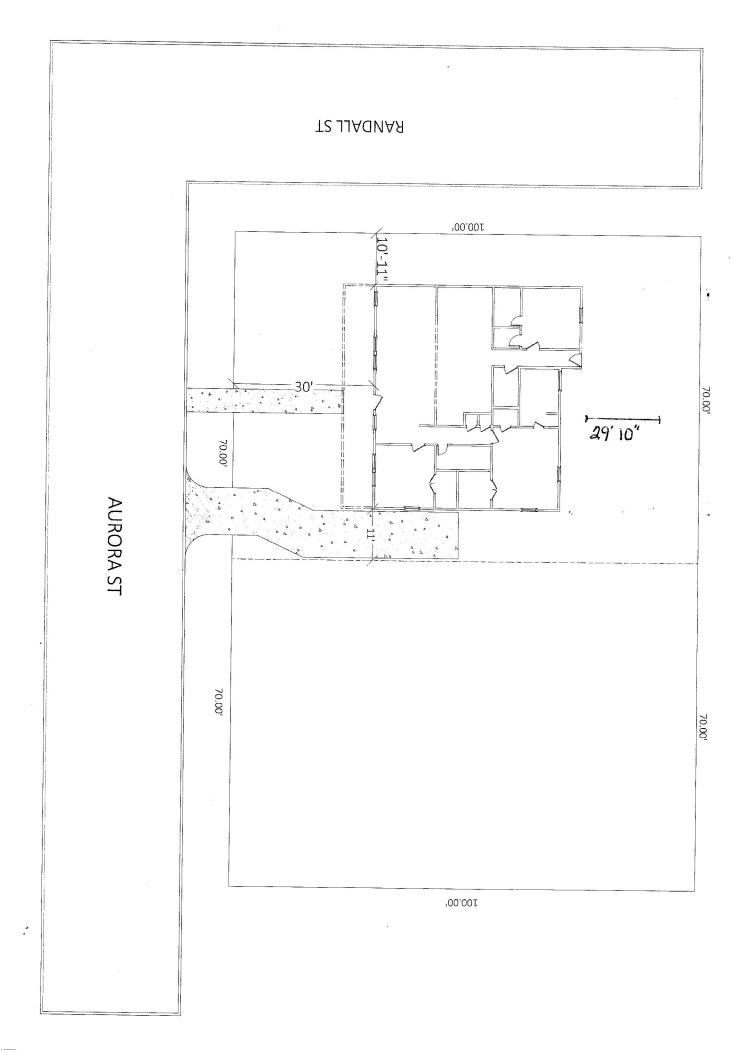


Address: AURORA ST RHOME, TX

THIS PLANS SET SHALL COMPLY WITH APPLICABLE MUNICIPALITY ADOPTED ICC CODES.

DRAWN BY: OMAR RUELAS 817-905-4072



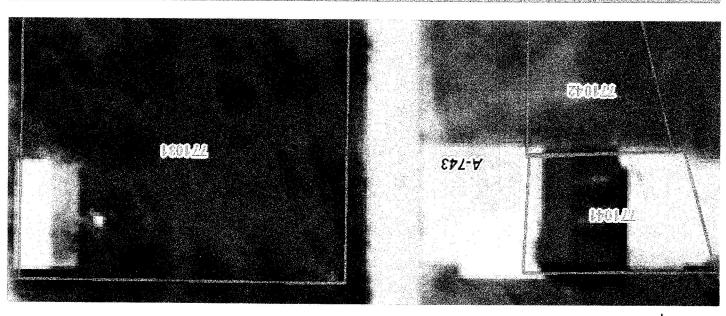


1" = 40' ON 13" X 19" PRINT PREPARED IN OFFICE: OCTOBER 8, 2021 DEED RECORDS, WISE COUNTY, TEXAS HAROLD M. BALLARD TEXAS R.P.L.S. No. 6329 LAST DAY IN FIELD: OCTOBER 1, 2021 **VOLUME 37, PAGE 390 and 391** '08 according to the Plat recorded in an Addition or to the City of Rhome **BC BHOME** THIS SURVEY WAS PERFORMED, BY THE SURVEY WAS PERFORMED BOUNMENTS AND YERIED MUD OFFICE. SHOWN ARE SUBSTANTIALLY BOUNDARY LINES SHOWN ARE SUBSTANTIALLY BOUNDARY LINES SHOWN ARE SUBSTANTIALLY BOUNDARY LINES SHOWN ARE SUBSTANTIALLY BOUNDERS WITH THE FIELD. BLOCK 2 LOT 1, & 2 Brock 2 BONNDARY SURVEY 9 101 Z 107 OLD MILL ROAD (ASPHALT ROADWAY) 8 101 Brock 5 LADOR 8 TOJ **+ 101** £ 701 01 101 RANDALL STREET 140'00, N 86°54'00" E 2 48.13,12, M 1\S, CHSE BEVS2 1\5\_ CIBE SANITARY SEWER LID (V37P390) 0°06'00" 100.00' Z1 101 W.O.W. BOUDING ..6259.. SND ..7/1 BOX. 140.00 (VBVNDONED) EXIZIJNE BNITDING ZEVB (NAWGAOR TJAHGER) AURORA STREET ON TIME BLOCK 1 BEVILINGS WE BYZED ON LEXYS NORTH CENTRAL ZONE 4202. HIS SURVEY WAS PERFORMED WITHOUT REFERENCE TO A THE SUBJECT PROPERTY OF WHICH THE SURVEYOR IS UNAWARE. SUBJECT TO CITY OF RHOME DEVELOPMENT RULES SURVEYOR SURVEYING, PLLC (P44) 977-7845 (P45) 977-7845 (P47) 977-844 (P4

AM REPLATIONS IMIS.



#### qsM 🗣



#### ■ Property Details

Account

Property ID: 771027

Legal Description: LT: ↑ & 2 BLK: 2 BC RHOME ADDITION

**Geographic ID:** S2590.0013.00

.: JnapA

Owner

Type: Re

ilhe:

rocstion

Address: 290 E AURORA STREET 000000

Map ID: SNWIZ

Meighborhood CD: CRH

Owner ID: 1218791

Name: AMERICAS HOME BUYERS

Mailing Address: 2721 CALICO ROACK DRIVE

FORT WORTH, TX 76131

**% Ownership:** 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

607 <del>4</del> 06102			LOPMENT	GAME DEVEI	явммаяв Теэ яэтлам	10	TO	6102/08/7
202004141			ICAS HOME		GAMEL CORP	10	10	4/6/2020
Number	Page	əmuloV	əe	Grante	Grantor	Description	Type	Deed Date
		30 000 30 °	1900MS 190 M G 100			YnotsiH bee	rty De	M Prope
. <b>0\$</b>	0\$		0\$	0\$	000'+\\$	30,350	\$	2011
0\$	0\$	as moreover or other la	0\$	0\$	000'71\$	081,82	- 10 E F	2012
0\$	0\$		0\$	0\$	000'71\$	076'97	\$	2013
O\$	0\$		0\$	0\$	000Ԡ\\$	52,920	\$	2014
0\$	0\$		0\$	0\$	000'71\$	72,510	\$	2015
0\$	0\$		0\$	0\$	000'71\$	060'9Z	\$	2016
£94'07\$	0\$		£97'07\$	0\$	000'71\$	£94,8S	\$	2017
9ZÞ'ZÞ\$	0\$		\$42,425	0\$	000'71\$	28,425	\$	2018
809'E <del>1</del> \$	0\$		809'E <del>1</del> \$	0\$	000'71\$	809'67	\$	2019
6Z9' <del>1</del> S\$	0\$	2 2 8 8 82	679'79\$	0\$	000'8Z\$	679'97	\$	2020
££6'8 <del>1</del> \$	0\$		££6'8†\$	0\$	\$28,000	20,933	\$	2021
∀/N	A\N		∀/N	Α\N	∀/N	A/N		2022
bəssəssA	ross	H2 Csp	Appraised	aluation	d Market Ag V	ments Lan	prove	Year Im
					cory	rsiH ənleV llo	rty Ro	M Prope

					obeuty Land	)14 <b>A</b>
					A\N :978 Rate:	T lstoT
A/N	A\N	A\N	<sup>1</sup> ∀/N	∀/N	MCID #1	ΓTW
∀/N	A\N	A/N	A\N	A\N	WISE COUNTY	SIM
) )					MAINTENANCE	
A\N	A\N	A\N	A\N	∀/N	MISE CO BEANCH	MCM
∀/N	A\N	A\N	A\N	∀/N	NORTHWEST ISD	MNS
∀/N	∀/N	∀/N	∀/N	A\N	WISE FM FLOOD-LATERA	בדת
∀/N	<b>∀/N</b>	A\N	∀/N	A/N	CITY OF RHOME	СВН
Freeze Ceiling	Estimated XsT	eldsxsT eulsV	Market Value	xsT etsA	Description	Entity
					noitoibeihul gnixeT ytheqo	Drq <b>M</b>

a a so a special contract of the second						an electron of the
(свн)						
OKH OKIG KHOWE KESD	0.321	14,000.00	100.00	140.00	A\N	A/N
			Front	Depth	enlaV	Value
Type Description	Acreage	Ap2	#3	Ħ∃	Market	Prod.
■ Property Land						

#### ■ Property Values

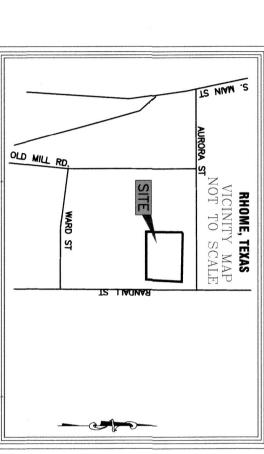
Seessed Value:

		3 4 90 V 3 455 53 VIII V
A\N	en e	Homestead Cap Loss: <b>9</b>
<b>∀/N</b>		Appraised Value:
A\N		Ag Use √alue:
∀/N		Market Value:
A\N	2 MARKS	Agricultural Market Valuation:
A\N		Land Non-Homesite Value:
A\N		Land Homesite Value:
A\N	· · · · · · · · · · · · · · · · · · ·	Improvement Non-Homesite Value:
Α/N		Improvement Homesite Value:
100 0 0 0 0	de de de de d	

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

A/M





NOTE: PROPERTY IS SUBJECT TO CITY OF RULES AND REGULATIONS.

Sherry Lemon, Wounty Clerk - Wise County, Texa

PURPOSE OF SURVEY IS TO RE—ESTABLISH BOUNDARY FOR PRELIMINARY PLANNING AND FUTURE RE—PLATTING

THIS SURVEY WAS PERFORMED WITHOUT REFERENCE TO A TITLE REPORT. THEREFORE, THERE MAY BE BURDENS UPON THE SUBJECT PROPERTY OF WHICH THE SURVEYOR IS UNAWARE.

SCD.

)))

DAB (

BEARINGS ARE BASED ON TEXAS NORTH CENTRAL 4202. ZONE

BUILDING LINES MUST BE VERIFIED WITH CITY OF RHOME PLANNING AND ZONING DEPARTMENT. LINES MAY VARY DEPENDING ON WHICH DIRECTION FRONT OF RESIDENCE FACES AND SIZE OF LOT REQUIRED FOR HOME SITE.

 $\infty \infty \infty \infty$ 

# UNTY, TEXAS

I, THE UNDERSIGNED, OWNER(s) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY BOUNDS AS FOLLOWS:

BEING all of LOTS 1 and 2, BLOCK 2 of BC RHOME, an addition to the CITY OF RHOME, TEXAS according to the plat recorded in VOLUME 37, PAGE 390 and 391, DEED RECORDS, WISE COUNTY, TEXAS being that same tract of land described to AMERICAS HOME BUYERS recorded in DOCUMENT No. 202004141 OFFICIAL RECORDS, WISE COUNTY, TEXAS, said Lots 1 and 2 being more particularly described by metes and bounds as follows:

Thence S 00°06'00" E, a corner of said Lot 2; Beginning south line at a 1/2 Inch Capped Iron Rod, stamped, "6329" set for the northeast corner of said Lot 1 lying along the int of Aurora Street, (a 80' right of way by plat), with the west line of Randall Street, (a 40' right of way by plat); e of 100.00 feet to a 1/2 Inch Capp ed Ir

89°54'00" W, departing said west line, a distance of 140.00 feet to a 1/2 Inch Capp corner of said Lot 2 lying along the east line of a 20 foot wide alley right of way;

Thence Notes 00°06'00" W, alo said Lot 1; ce of 100. 00 feet to a 1/2 Inch Cap

Thence N 89°54'00" E, along the south line of said Aurora Street, a distance of 140.00 feet to the or 14,000 Square Feet of land, and designated herein as, Lots 1R and 2R, Block 2 of BC Rhome, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, easements, rights-of-way and public places thereon shown for the purpose and consideration there point of beginning containing 0.321 Acres an addition to the City of Rhome, Texas alleys, parks, water courses, drains, rein expressed.

John Timothy Jones
Vice President,
Americas Home Buyers DATE: 4/22/22

UTILITY COMPANY SHALL BE CONTACTED AND LOCATIONS OF UTILITIES PRIOR TO AN RING ON ANY LOT.

SITE ON
SITE ON
2021 0.5
ON MARCH

TEXAS

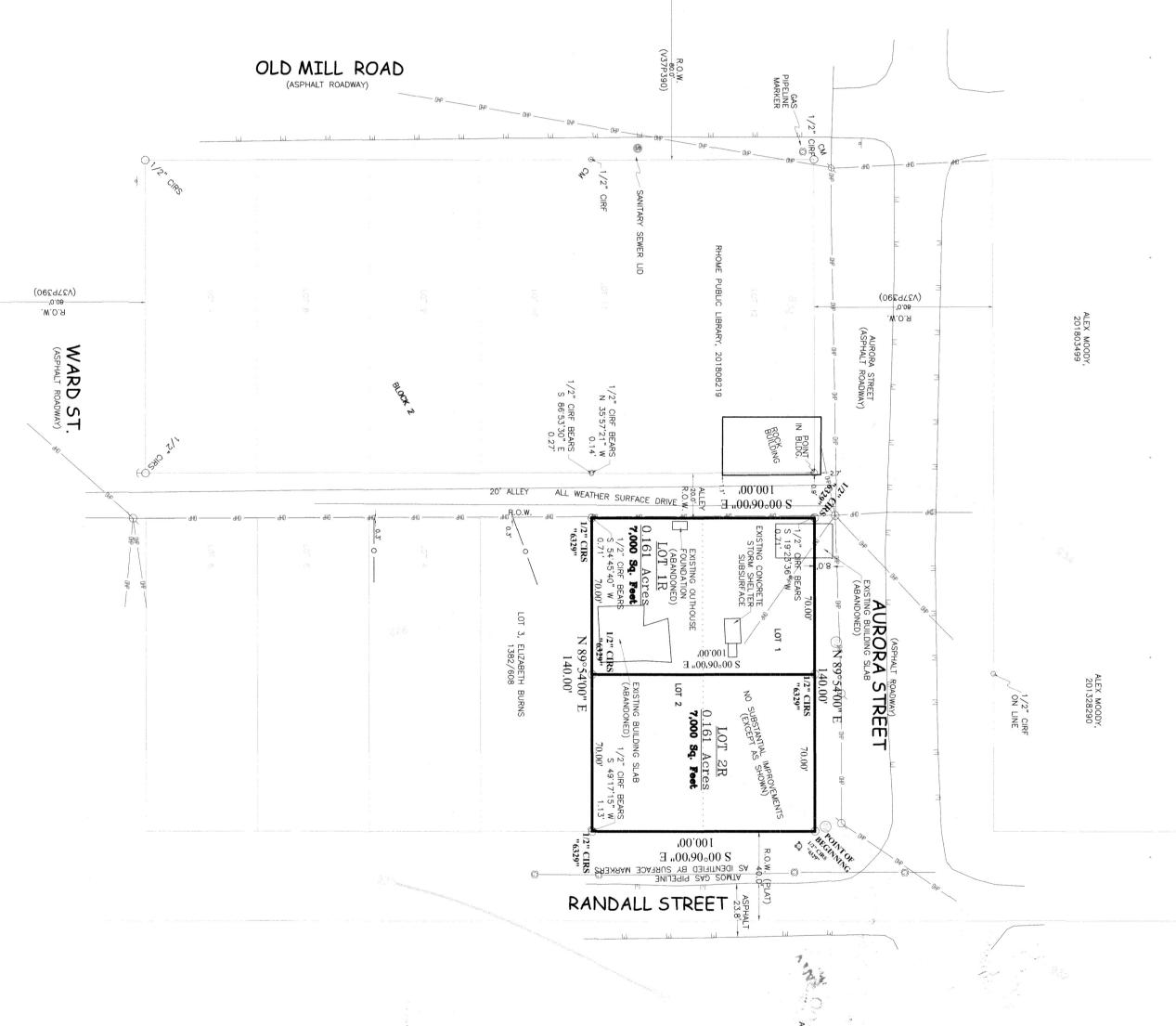


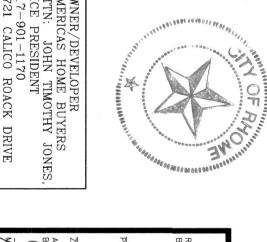
WISE COUNTY, TEXAS
BEFORE ME, the undersigned a
name is subscribed to the foregoi
therein stated. ority, on this day personally appenstrument, and acknowledged to ared John Timothy me that he executed

of April 2022.

Macha Odchi NOTARY PUBLIC Wise County, Texas



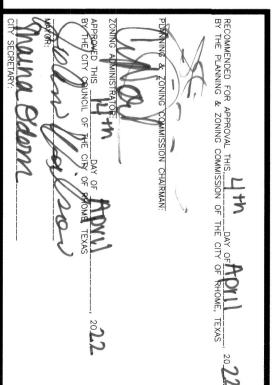






REPLAT/FINAL PLAT

LOT 1R, & 2R, BLOCK 2



ROACK DI TEXAS