



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, October 4, 2021

Workshop 5:30pm / Regular Session Meeting Time: 6:00pm

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

Workshop Session - 5:30pm

Board Members trained on audio visual equipment

Regular Session – 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

Commissioner Kristi King

Vice Chair Thomas Cannon

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.

No Public Presentations were made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of August 2, 2021 Planning & Zoning Commission Regular Session

Motion made by Commissioner Nerren, seconded by Commissioner King, to approve the Minutes of the August 2, 2021 Planning & Zoning Commission Regular Meeting as presented.

Chair Knight asked for a roll-call vote:

Chair Knight: Aye

Vice Chair Cannon: Aye

Commissioner Nerren: Aye

Commissioner King: Aye

Motion carried unanimously.

Public Hearing

- B. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a change in zoning of property being legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas. The request is to change the current zoning of Residential to Retail.**

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

City Secretary Montgomery read responses received:

- Haiying Warner – IN FAVOR
- Sarita Chaulagain – IN FAVOR
- Cheyne-West-Cheyne, LLC - IN FAVOR
- Lisa Ann Wilson – AGAINST

Chair Knight asked for any responses from those in attendance:

- Shirley Mize – AGAINST
- Randall Loftis – AGAINST

Chair Knight closed the Public Hearing at 6:11pm.

Regular Agenda – New Business

- C. Discussion and any necessary action considering a recommendation to Council regarding a request for a change in zoning of property being legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas. The request is to change the current zoning of Residential to Retail.**

City Administrator Northrop provided a brief summary:

The applicant has submitted a request to change the zoning of property legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas.

Currently, all of the property that fronts Main Street from just north of BC Rhome to Aurora Street on the East side and to Holly Parkway on the West side is zoned Retail, except for five (5) parcels between Russell and Logan.

The City of Rhome’s Future Land Use Plan (shown in our Comprehensive Development Plan), shows it all to be Retail, including the current five (5) parcels currently zoned Residential.

Property Owners within 200 ft of the property being requested for zoning change were notified of the Public Hearing.

As a reminder, according to our Zoning Ordinance, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

The Planning & Zoning considered the request and discussed the neighboring properties, the Land Use Plan and the Comprehensive Development Plan.

Motion made by Commissioner King, seconded by Commissioner Nerren, to recommend rejection of this request and make a recommendation to Council to look into the rezoning all five lots to retail at one time.

Chair Knight asked for a roll-call vote:

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

Motion failed 2-2-0 with Commissioners Nerren and King voting for Chair Knight and Vice Chair Cannon voting against.

Motion made by Vice Chair Cannon, seconded by Chair Knight, to recommend approval of request and also make a recommendation to look into rezoning the remaining five lots to retail.

Chair Knight asked for a roll-call vote:

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

Motion carried 3-1-0 with Chair Knight, Vice Chair Cannon, and Commissioner Nerren voting for and Commission King voting against.

Future Agenda Items

There were no future agenda items requested.

Adjourn


Motion made by Vice Chair Cannon, 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

Motion carried unanimously; meeting adjourned at 7:05pm.

Minutes approved the 1st day of November 2021.



Steve Knight,
Chair



Shaina Odom
City Secretary

