



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, April 4, 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 1-224-501-3412 / Access Code 444-979-269

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 citysecretary@cityofrhome.com 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 February 7, 2022 Planning & Zoning Commission.

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

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

Future Agenda Items

Adjourn

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 1, 2022.


Shaina Odom, City Secretary

I certify that the attached notice and agenda of items to be considered by the Rhome Planning & Zoning Commission was removed by me from the designated bulletin board located at City Hall, 501 South Main 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, February 7, 2022

Regular Session Meeting Time: 6:00 pm

Call to Order and Establish a Quorum

Chair Knight called the meeting to order at 6:07 pm and called roll to establish a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Commissioner Christy Nerren

Vice Chair Thomas Cannon

Commissioner Kristy King

Commissioner Roland Kuhleman

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shaina Odom

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.

Mike Goodgion – 217 Cheyenne Trail North

Regular Agenda – Old Business

- A. Discussion and any necessary action regarding the minutes of the December 6, 2021 Planning & Zoning Commission.

Chairman Knight made a motion, seconded by Vice Chair Cannon, to accept the minutes as presented.

Public Hearing

- B. Rhome Planning & Zoning to conduct a Public Hearing to consider a text amendment to the City of Rhome Zoning Code that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts.

Chairman Knight called the public hearing to order at 6:12 pm. There were no comments. Chairman Knight closed the public hearing at 6:13 pm.

Regular Agenda – New Business

- C. Discussion and any necessary action considering a recommendation to Council regarding a text amendment to the City of Rhome Zoning Code that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts.

Discussion regarding deleting chapter 13 in the zoning code and making the carport process streamline through the permitting department with set rules for placing a carport. If a variance is needed, the request will go through planning and zoning. Motion made by Chairman Knight, seconded by Commissioner Kuhleman, to recommend, to city council, the change for the SUP process from chapter 14 in the zoning code, to chapter 3 in the building code. 4 Aye, 1 Nay, 0 abstained. Motion passed.

Future Agenda Items

Comprehensive Development Plan (City Administrator)

Adjourn

Chair Knight adjourned the meeting at 6:25 pm.

Steve Knight,
Chair

Shaina Odom
City Secretary



Agenda Commentary

Meeting Date: April 4, 2022

Department: Zoning Administrator

Contact: Cynthia Northrop

Agenda Item: B. Public Hearing 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

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☒ Public Hearing
☒ Plat ☐ Discussion & Direction ☐ Other

Summary-Background: The owner is requesting to re-plate previously platted lots (Lots 1 & 2, Blk 2) and re-orient the lots (the boundary map shows the current orientation and the re-plate shows the requested reorientation) with each property being 7,000 square feet.

As a reminder, this is a re-plate request. The re-platting process is located in Chapter 10, Section 10.04.004 and states, in part:

"Sec 10.04.004 Replating

Any person who wishes to revise a subdivision plat which has been previously filed for record must make an application of the proposed revised plat to the City Council. The replat of the subdivision shall meet all the requirements for a subdivision that may be pertinent.

However, if the subdivision as replated does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no engineering plans will be required."

Since the property does not require any appreciable alteration as stated above, engineering plans will not be required. However, after the re-plate goes to Council for approval and is approved, the property owner will bring back a site plan request prior to the City issuing building permits as he plans to construct a house on each re-platted lot. Public Hearing notice was published and 200 ft notices sent with a few forms returned (at time of printing) in favor.

Please Note: This property already meets the special exception allowing single-family residential uses in Retail and/or Commercial located in the Old Town Overlay District (Zoning Districts 12. D)

Funding Expected: ☐ Revenue ☐ Expenditure ☒ N/A **Budgeted Item:** ☐ Yes ☐ No ☐ N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: ☐ N/A ☒ Required **Date Completed:** _____

Engineering Review ☒ **FD Review** _____ **PD Review** _____ **PW Review** _____



Supporting Documents attached: Yes

Recommendation: Both Legal and Engineering have reviewed along with the Zoning Administrator and recommend P&Z provide a recommendation to City Council for approval of the replat.



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com

cityadministrator@cityofrhome.com

PUBLIC HEARING NOTIFICATION REPLY

Public Hearing
Notice for
Properties:

1. Legal: Acres: 0.321, Lot: 1, Blk: 2, Subd: 2 BC Rhome Addition; also described
as located at 290 Aurora Street, Rhome, TX 76078;

Type of Request: Re Plat

P&Z PH Date: Monday, April 4, 2022 at 6 pm

City Council PH Date: Thursday, April 7, 2022 at 7 pm

PLEASE PRINT LEGIBLY

Property Owner Name:

Ramab Burns

Property Owner Address:

564 Randall

Property Owner Telephone:

817 521-5355

Property Owner Email:

ramab5@earthlink.net

PLEASE CHECK ONE

☒ I am **IN FAVOR** of the Request

☐ I am **OPPOSED** to the Request

COMMENTS

I look forward to having houses built next to
my property

Property Owner Signature

Ramab Burns



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com

cityadministrator@cityofrhome.com

PUBLIC HEARING NOTIFICATION REPLY

Public Hearing
Notice for
Properties:

1. Legal: Acres: 0.321, Lot: 1, Blk: 2, Subd: 2 BC Rhome Addition; also described
as located at 290 Aurora Street, Rhome, TX 76078;

Type of Request:

Re Plat

P&Z PH Date

Monday, April 4, 2022 at 6 pm

City Council PH Date:

Thursday, April 7, 2022 at 7 pm

PLEASE PRINT LEGIBLY

Property Owner Name:

Rhome Community Library

Property Owner Address:

265 W BC Rhome Ave

PO Box 427 Rhome

Property Owner Telephone:

817. 636. 2767

Property Owner Email:

rchomelibrary@embargmail.com

PLEASE CHECK ONE



I am **IN FAVOR** of the Request



I am **OPPOSED** to the Request

COMMENTS

Property Owner Signature

Pam Kemp - Board President



Agenda Commentary

Meeting Date: April 4, 2022

Department: Zoning Administrator

Contact: Cynthia Northrop

Agenda Item: 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

Type of Item:	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Contract/Agreement	<input type="checkbox"/> Public Hearing
	<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Discussion & Direction	<input type="checkbox"/> Other	

Summary-Background: The owner is requesting to re-plate previously platted lots (Lots 1 & 2, Blk 2) and re-orient the lots (the boundary map shows the current orientation and the re-plate shows the requested reorientation) with each property being 7,000 square feet.

As a reminder, this is a re-plate request. The re-platting process is located in Chapter 10, Section 10.04.004 and states, in part:

"Sec 10.04.004 Replating

Any person who wishes to revise a subdivision plat which has been previously filed for record must make an application of the proposed revised plat to the City Council. The replat of the subdivision shall meet all the requirements for a subdivision that may be pertinent.

However, if the subdivision as replated does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no engineering plans will be required."

Since the property does not require any appreciable alteration as stated above, engineering plans will not be required. However, after the re-plate goes to Council for approval and is approved, the property owner will bring back a site plan request prior to the City issuing building permits as he plans to construct a house on each re-platted lot. Public Hearing notice was published and 200 ft notices sent with a few forms returned (at time of printing) in favor.

Please Note: This property already meets the special exception allowing single-family residential uses in Retail and/or Commercial located in the Old Town Overlay District (Zoning Districts 12. D)

Funding Expected: ☐ Revenue ☐ Expenditure ☒ N/A **Budgeted Item:** ☐ Yes ☐ No ☐ N/A

Funding Account: _____ **Amount:** _____

Legal Review Required: ☐ N/A ☒ Required **Date Completed:** _____

Engineering Review ☒ **FD Review** _____ **PD Review** _____ **PW Review** _____

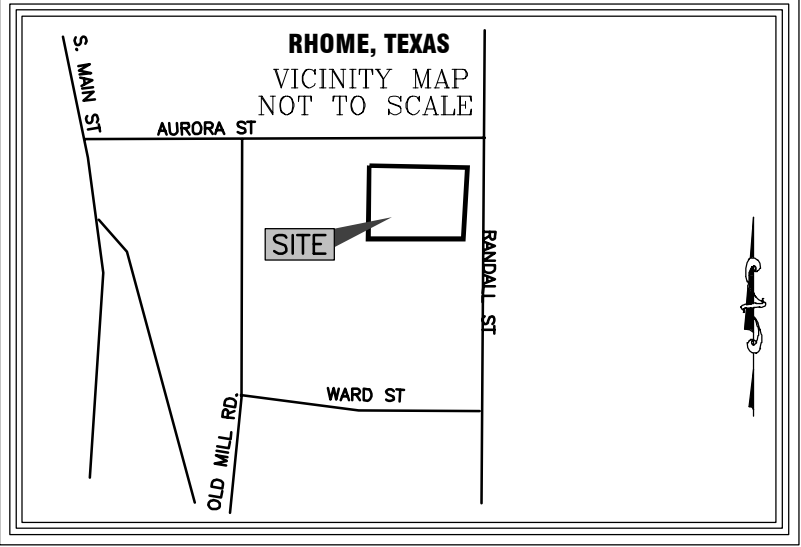


Supporting Documents attached: Yes

Recommendation: Both Legal and Engineering have reviewed along with the Zoning Administrator and recommend P&Z provide a recommendation to City Council for approval of the replat.



SURVEYOR
WISE TEXAS SURVEYING, PLLC
Harold M. Ballard,
RPLS No. 6329, Tx
Managing Member
FIRM No. 0094266
P.O. BOX 485
PASADENA, TEXAS 76073
(940) 977-7979/(817) 999-8649 cell
(940) 503-2508 fax
EMAIL: harold.ballard@aol.com
WEB SITE: www.wisetasurveying.com
JOB No. 20232201A_110NCS



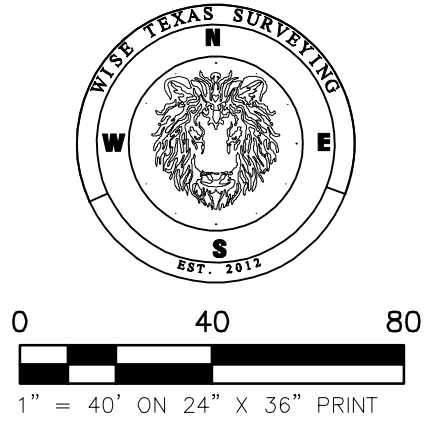
NOTE:
PROPERTY IS SUBJECT TO CITY OF RHOME DEVELOPMENT
RULES AND REGULATIONS.

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.

BEARINGS ARE BASED ON TEXAS NORTH CENTRAL ZONE
4202.

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.



TOTAL AREA
0.321 Acres
14,000 Sq. Feet

NO RIGHT OF WAY DEDICATION
EXISTING ADDRESS (LOT 1): 290 E. AURORA
(BY TAX RECORDS)

NOTES:

FLOOD NOTE:
BY EXAMINING FEMA FIRM MAP No. 48497C05000, effective on12/16/2011, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARINGS:
BEARINGS BASED ON NAD83 DATUM

ELEVATION DATA:
TOPOGRAPHICAL INFORMATION RETRIEVED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEB SITE ON 3-22-2022, DFWMAPS.COM, LIDAR POINT CLOUD 2021 0.5 METER, PROCESSED BY WISE TEXAS SURVEYING ON MARCH 22, 2022. VERTICAL DATUM IS BASED ON NAVD8S.

BURIED UTILITIES:
ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON ANY LOT.

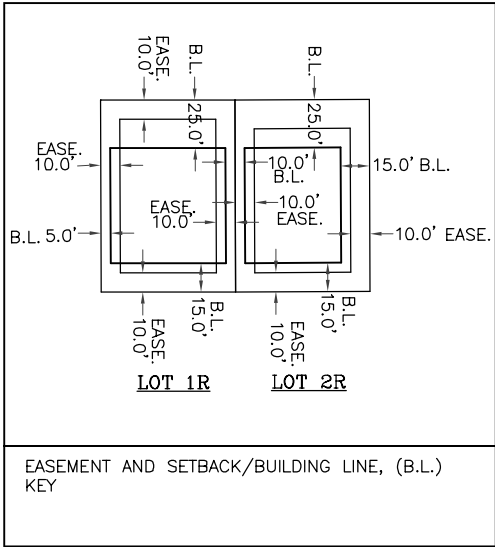
MONUMENTATION:
ALL IRON RODS SET ARE 1/2" WITH PURPLE PLASTIC CAP STAMPED, "6329".

SOURCE OF SEWER TREATMENT:
CITY OF RHOME PUBLIC WORKS.

SOURCE OF WATER:
CITY OF RHOME PUBLIC WORKS.

EASEMENTS:
FRONT, SIDE, AND REAR EASEMENTS ARE 10' WIDE.

THE YARD SETBACKS SHALL BE AS FOLLOWS:
(RE: SECTION 18.5.D.2):
A. REAR YARD BUILDING SETBACKS SHALL BE A MINIMUM OF FIFTEEN (15) FEET.
B. FRONT YARD SETBACK SHALL BE TWENTY-FIVE FEET (25') FROM THE FRONT PROPERTY LINE.
C. SIDE YARD SETBACK MINIMUM SHALL BE FIVE FEET (5') AND, ON A CORNER LOT, FIFTEEN FEET (15') TOWARDS THE CORNERING STREETS.
D. SETBACKS TO GARAGE SHALL BE A MINIMUM OF TWENTY-FIVE FEET (25')



STATE OF TEXAS § OWNERS ACKNOWLEDGMENT AND DEDICATION

WISE COUNTY, TEXAS

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND 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:

Beginning at a 1/2 Inch Capped Iron Rod, stamped, "6329" set for the northeast corner of said Lot 1 lying along the intersection of the south line of Aurora Street, (a 80' right of way by plat), with the west line of Randall Street, (a 40' right of way by plat);

Thence S 00°06'00" E, along said west line, a distance of 100.00 feet to a 1/2 Inch Capped Iron Rod, stamped, "6329" for the southeast corner of said Lot 2;

Thence S 89°54'00" W, departing said west line, a distance of 140.00 feet to a 1/2 Inch Capped Iron Rod, stamped, "6329" set for the southwest corner of said Lot 2 lying along the east line of a 20 foot wide alley right of way;

Thence N 00°06'00" W, along said east line, a distance of 100.00 feet to a 1/2 Inch Capped Iron Rod, stamped, "6329" set for the northwest corner of said Lot 1;

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

DATE: _____

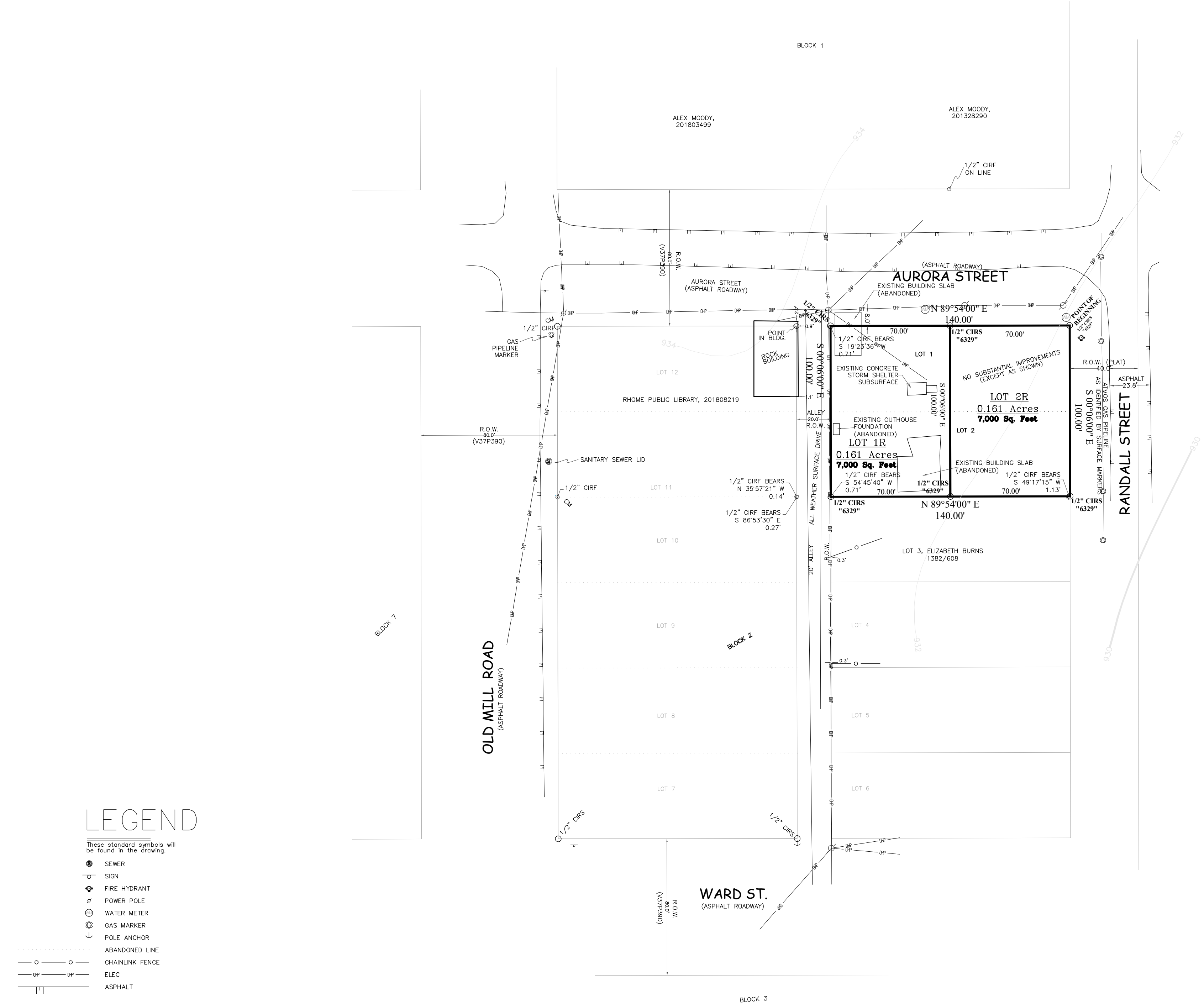
John Timothy Jones
Vice President,
Americas Home Buyers

STATE OF TEXAS § OWNERS NOTARY

WISE COUNTY, TEXAS
BEFORE ME, the undersigned authority, on this day personally appeared John Timothy Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

NOTARY PUBLIC
Wise County, Texas



REPLAT/FINAL PLAT

of
LOT 1R, & 2R, BLOCK 2
BEING A REPLAT OF LOTS 1, AND 2
BLOCK 2 OF BC RHOME
an Addition to the City of Rhome
according to the Plat recorded in
VOLUME 37, PAGE 390 and 391
DEED RECORDS, WISE COUNTY, TEXAS

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING & ZONING COMMISSION OF THE CITY OF RHOME, TEXAS
PLANNING & ZONING COMMISSION CHAIRMAN: _____
ZONING ADMINISTRATOR: _____
APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS
MAYOR: _____
CITY SECRETARY: _____

KNOW ALL MEN BY THESE PRESENTS:
THAT I, HAROLD M. BALLARD, DO HEREBY CERTIFY THAT I
PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART
THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND
AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE
PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY
OF RHOME, TEXAS

draft copy: not to be recorded for any purpose

HAROLD M. BALLARD, R.P.L.S. No. 6329, TX.

DATE: _____


OWNER/DEVELOPER
AMERICAS HOME BUYERS
ATTN: JOHN TIMOTHY JONES,
VICE PRESIDENT
817-901-1170
2721 CALICO ROCK DRIVE
FORT WORTH, TEXAS 76131

Wise CAD Web Map

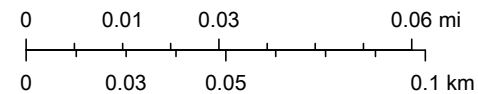


3/4/2022, 12:06:38 PM

 Parcels

 Abstracts

1:2,257



Esri Community Maps Contributors, City of Fort Worth, Texas Parks &

Wise County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



April 1, 2022

John Timothy Jones
Americas Home Buyers
2721 Calico Roack Drive
Fort Worth, Texas 76131

**RE: BC Rhome, Lots 1R and 2R, Block 2 (290 Aurora)
Replat Review (Intersection of Aurora Street and Randall Street)
KHA No. 061274207**

Dear Mr. Jones,

As requested, Kimley-Horn and Associates, Inc. has reviewed the Re-Plat submittal for BC Rhome, Lots 1R and 2R, Block 2, in accordance with the *City of Rhome Code of Ordinances*. Section 10.04.004 of the Ordinances states:

"Any person who wishes to revise a subdivision plat which has been previously filed for record must make an application of the proposed revised plat to the City Council. The replat of the subdivision shall meet all the requirements for a subdivision that may be pertinent. However, if the subdivision as replated does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no engineering plans will be required."

It is our understanding that no appreciable alterations or improvements with regard to public infrastructure are planned for this Replat. The Replat appears to be in general conformance with the *City of Rhome Code of Ordinances* and ready for approval at Planning and Zoning Commission and City Council.

We appreciate the opportunity to be of continued service to the City of Rhome. If you have any questions regarding your Re-Plat submittal or the comments provided above, please do not hesitate to call.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.
Texas Registration No. F-928

Kyle Welden, P.E.

KLW/ras

Copy to:

Ms. Cynthia Northrop, City Administrator
Ms. Shaina Odom, City Secretary
Mr. Sean Densmore, Director of Public Works
Mr. Eric Debus, Chief of Police
Mr. Darrell Fitch, Fire Chief
Mr. Harold Ballard, R.P.L.S., Wise Texas Surveying, LLC

K:\FTW_Uilities\061274207-Rhome-City_Engineer\Platfiling\BC Rhome\KH Review\Bcrhome-Lot1R-2R_RP-2.Docx