



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

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

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

Meeting Date: Monday, August 7, 2023

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 may be  
Live Streaming the meeting using GoToMeeting.

**Please call 1 (646) 749-3129 Access Code 760-742-589**

**Toll Free 1-877-309-2073**

### 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](mailto: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.*

#### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928, ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29

### Regular Agenda – New Business

- B. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928, ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29
- C. Discussion and any necessary action regarding minutes dated February 6, 2023

### 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 August 4, 2023.



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 \_\_\_\_\_, 2023.

\_\_\_\_\_, Title: \_\_\_\_\_



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

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

---

July 12, 2023

Eagle C Stores

RE: Public Hearings for Replat Request

Dear Eagle C Stores

The City of Rhome Planning and Zoning Commission will hold a Public Hearing on Monday, August 7, 2023 at 6:00 pm for the purpose of hearing comments regarding a change to the plat of properties being legally described as:

Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29

In addition, the City of Rhome City Council will hold a Public Hearing on Thursday, August 10, 2023 at 6:00 pm on the same matter.

Both meetings will be held at the Rhome Community Center, 261 North School Road, Rhome, Texas.

You are welcome to attend both Public Hearings to provide oral testimony. Both agendas will be posted no later than 72 hours prior to the meeting at <http://www.cityofrhome.com/calendar.html>.

The agendas will have call in information for LIVE streaming. If you prefer, you may return the enclosed Notification Reply Form in person to City Hall, 501 South Main Street, Rhome, Texas, by mail to PO Box 228, Rhome, Texas 76078, or by email to City Secretary at [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com). The City Secretary will read your comments at both meetings.

Please do not hesitate to contact City Administrator Amanda DeGan at 817-636-2462 or by email at [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com) if you have any questions or concerns regarding this request.

Sincerely,

Shaina Odom  
City Secretary



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com)

[cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com)

## PUBLIC HEARING NOTIFICATION REPLY

**Public Hearing  
Notice for  
Properties:**

Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29

**Type of Request:**

Re Plat

**P&Z PH Date**

Monday, August 7, 2023 at 6 pm

**City Council PH Date:** Thursday, August 10, 2023 at 6 pm

### PLEASE PRINT LEGIBLY

**Property Owner Name:**

**Property Owner Address:**

**Property Owner Telephone:**

**Property Owner Email:**

### PLEASE CHECK ONE

☐ I am **IN FAVOR** of the Request

☐ I am **OPPOSED** to the Request

### COMMENTS

Property Owner Signature \_\_\_\_\_



Search Here: ▼

Enter Address, Name, or ID



# Interactive Map

(<https://wise-cad.com/interactive-map/>)

791566

## Online Protest

(<https://eprotest.wise-cad.com/>)

200000735

747069

775444

200000734

201099427

201097814

791049

FM 3433

3433

797844

201101695

201101362 201101337

201101385

201101357

201101351

201101388

201101428

201101344

201101370

201101423

201101417

201101371

201101432

201101342

201101435

201101340

201101373

201101441

201101447

201101339

33°02'32"N 97°28'00"W

0 150 300ft

App State

Click to restore the map extent  
to the last saved state.



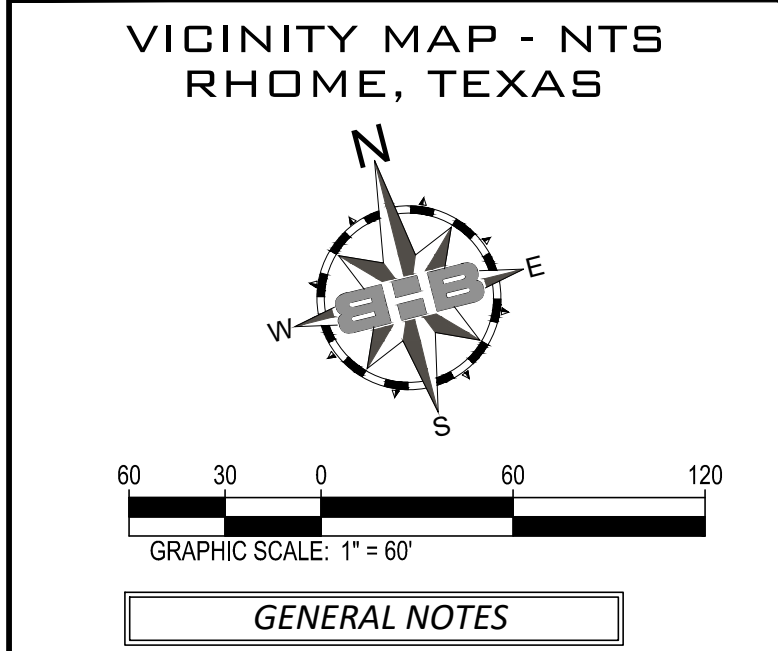
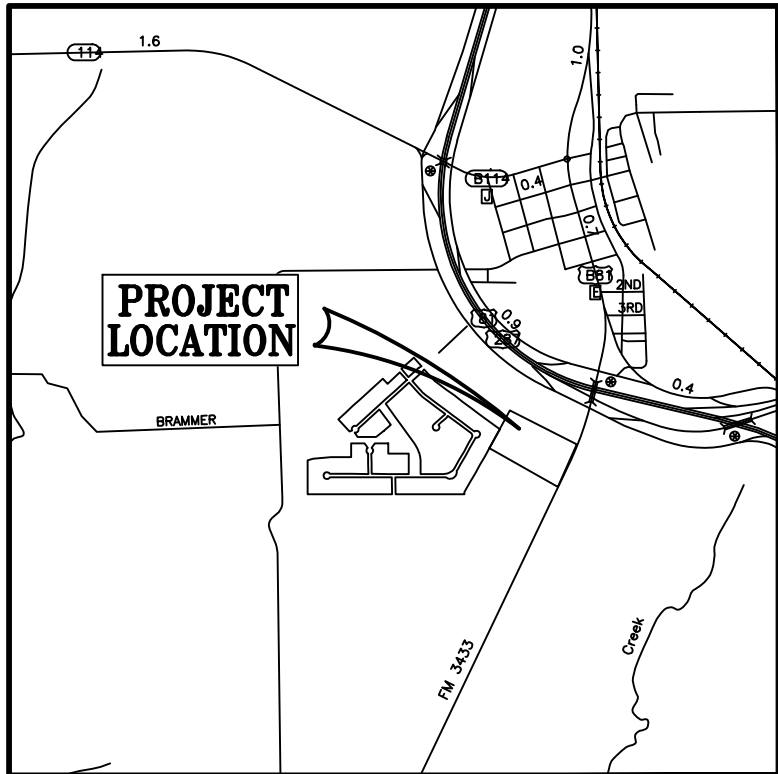
<b>TO:</b>	Wise County Messenger	<b>DATE:</b>	July 12, 2023
<b>FROM:</b>	Shaina Odom City Secretary	<b>PAGES:</b>	1
<b>RUN DATE:</b>	1 Time: Friday, July 21, 2023	<b>SUBJECT:</b>	Legal Notices

## **CITY OF RHOME, TEXAS**

### **NOTICE OF PUBLIC HEARING PROPOSED REPLAT**

The Rhome Planning & Zoning Commission of the City of Rhome, Texas will conduct a Public Hearing on Monday, August 7, 2023 at 6 pm and City of Rhome City Council will hold a Public Hearing on Thursday, August 10, 2023 at 6 pm, respectively, where all interested persons will have the right to appear and be heard on the proposed replat by the City of Rhome, Texas of one tract of land; tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29.

Please check [www.cityofrhome.com](http://www.cityofrhome.com) for meeting details. You are welcome to attend all Public Hearings to provide oral testimony. Written testimony is also accepted, addressed to City Secretary, City of Rhome, PO Box 228, Rhome, Texas 76078 or by email to [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com). If you have any questions, please contact City Administrator Amanda DeGan at 817-636-2462 or [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com).



1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.

TBM #1 - 4.5" brass disc TXDOT monument located at the southeast corner of the intersection between FM 3433 and US 287 . As shown on map. Elevation = 910.19'

TBM #2 - 4.5" brass disc TXDOT monument located on the east side of FM 3433. As shown on map. Elevation = 882.59'
3. By scaled location the subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48497C0500D, Map Revised December 16, 2011.
4. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

#### LEGEND

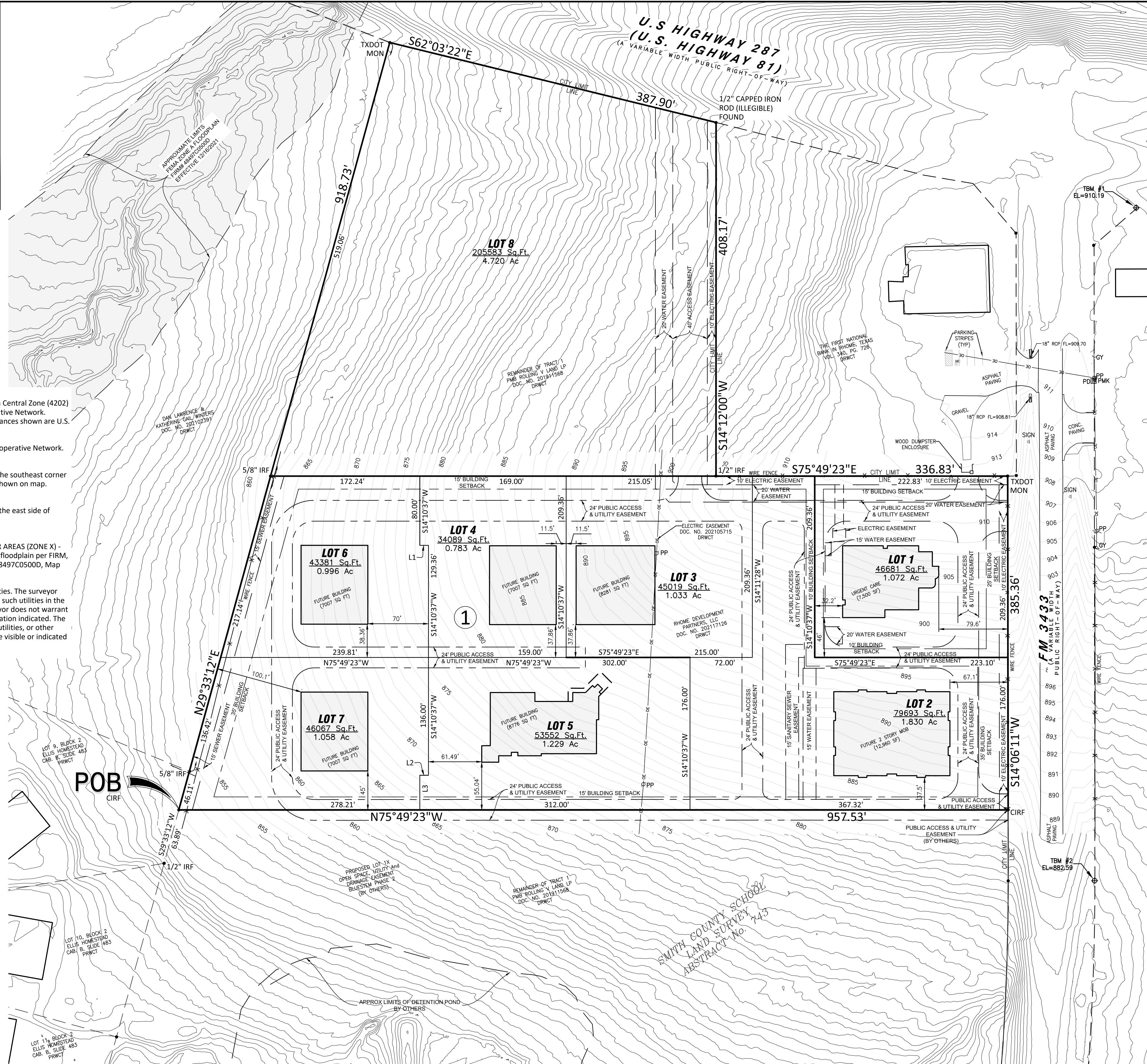
CIRF.....5/8" Capped Iron Rod  
Marked "LIA SURVEYING" Found  
CONC.....Concrete  
DRWCT.....Deed Records, Wise  
County, Texas  
GY.....Guy Wire  
HC.....Handicap Parking  
IRF.....Iron Rod Found  
OE.....Overhead Electric  
PD.....Phone Pedestal  
PMK.....Phone Marker  
POB.....Point of Beginning  
PP.....Power Pole  
PRWCT.....Plat Records, Wise County,  
Texas  
RCP.....Reinforced Concrete Pipe  
TBM.....Temporary Benchmark  
TXDOT MON...4-1/2" Brass Disc  
Marked "TXDOT" Found

DEVELOPER:  
Castle Development Group for Rhome  
Development Partners LLC  
Contact: Jesse Gober  
Address: 251 E. Southlake Blvd, Suite 100  
Southlake, TX 76092  
Phone: 817-337-3433  
Email: jgober@castledevgroup.com

LAND SURVEYOR:

**BIB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
rtee@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146



#### STATE OF TEXAS § COUNTY OF WISE §

BEING a tract of land situated in the Smith County School Land Survey, Abstract Number 743, Wise County, Texas, same being all of a tract of land as described by deed to Rhome Development Partners, LLC as recorded in Document Number 202117126, Deed Records, Wise County, Texas (DRWCT), and being a portion of a remainder tract of land as described by deed as Tract 1 to PMB Rolling V Land LP as recorded in Document Number 201911568, DRWCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 5/8-inch capped iron rod marked "LIA SURVEYING" (CIRF) for the southwest corner of the said Rhome Development Partners tract, same being the most northerly northwest corner of the south remainder of said Tract 1, and being in the east line of Lot 9, Block 2, Ellis Homestead, an addition to the City of Rhome, Wise County, Texas as shown on the plat recorded in Cabinet B, Slide 483, Plat Records, Wise County, Texas (PRWCT) from which a found 1/2-inch iron rod for the southeast corner of said Lot 9, same being the northeast corner of Lot 10 of said Block 2, bears South 29°33'12" West, a distance of 63.89 feet;

THENCE North 29°33'12" East, with the common line between the said Rhome Development Partners tract and said Lot 9, passing at a distance of 46.11 feet, a found 5/8-inch iron rod for the northeast corner of said Lot 9, same being the southeast corner of a tract of land as described by deed to Dan Lawrence and Katherine Gail Winters as recorded in Document Number 202102391, DRWCT, and now continuing with the common line between the said Rhome Development Partners tract and the said Winters tract, passing at a distance of 399.67 feet to a found 5/8-inch iron rod for the northwest corner of the said Rhome Development Partners tract, same being the southwest corner of the north remainder of said Tract 1, and now continuing with the common line between the north remainder of said Tract 1 and the said Winters tract in all for a total distance of 918.73 feet to a found 4-1/2 inch brass disc marked "TXDOT" for the northwest corner of the north remainder of said Tract 1, same being the northeast corner of the said Winters tract, and being in the south right-of-way line of U.S. Highway 287 (a variable width public right-of-way);

THENCE South 62°03'22" East, with the common line between the north remainder of said Tract 1 and the said south right-of-way line, a distance of 387.90 feet to a found 1/2-inch capped iron rod (illegible) for the northeast corner of the north remainder of said Tract 1, same being the northwest corner of a tract of land as described by deed to The First National Bank in Rhome, Texas as recorded in Volume 340, Page 726, DRWCT;

THENCE South 14°12'00" West, with the common line between the north remainder of said Tract 1, and the said The First National Bank tract, a distance of 408.17 feet to a found 1/2-inch iron rod for the southeast corner of the north remainder of said Tract 1, same being the southwest corner of the said The First National Bank tract, and being in the north line of the aforesaid Rhome Development Partners tract;

THENCE South 75°49'23" East, with the common line between the said Rhome Development Partners tract and the said The First National Bank tract, a distance of 336.83 feet to a found 4-1/2 inch brass disc marked "TXDOT" for the northeast corner of the said Rhome Development Partners tract, and being in the west right-of-way line of FM 3433 (a variable width public right-of-way);

THENCE South 14°06'11" West, with the common line between the said Rhome Development Partners tract and the said west right-of-way line, a distance of 385.36 feet to a CIRF for the southeast corner of the said Rhome Development tract, same being the northeast corner of the south remainder of the aforementioned Tract 1;

THENCE North 75°49'23" West, with the common line between the said Rhome Development Partners tract and the south remainder of said Tract 1, a distance of 957.53 feet to the POINT OF BEGINNING and containing 554,060 square feet or 12.720 acres of land more or less.

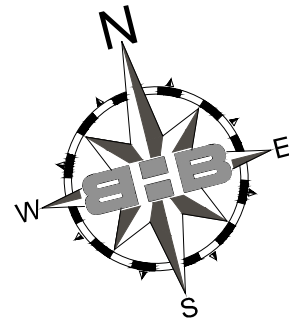
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Purpose of Document: Review  
Surveyor: Robert A. Lee  
Registered Professional Land Surveyor No. 6895  
Release Date: 06-13-2023

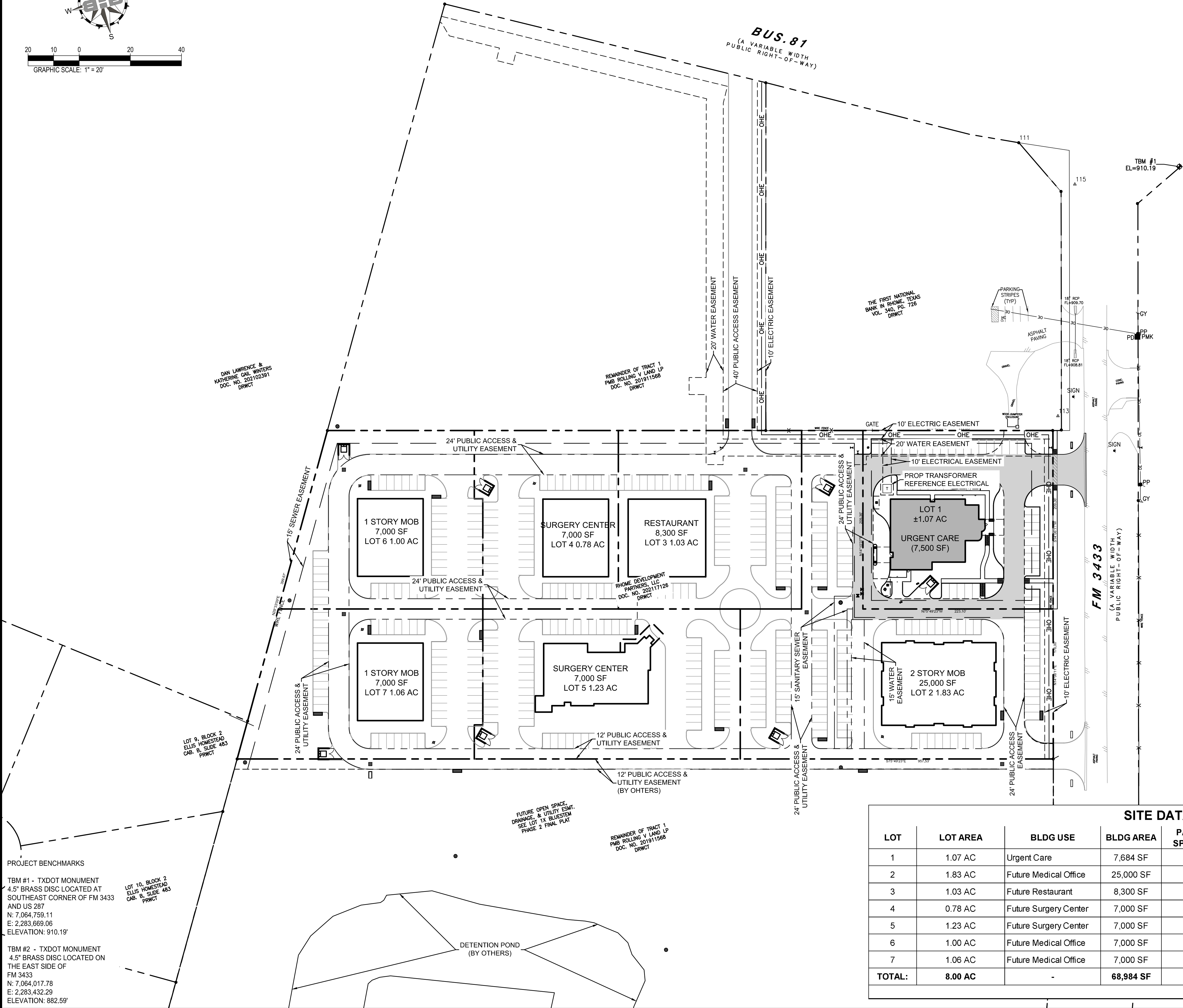
Line Table		
Line #	Direction	Length
L1	S75°49'23"E	10.00
L2	S75°49'23"E	10.00
L3	S14°10'37"W	40.00

**PRELIMINARY PLAT**  
**LOTS 1 - 8, BLOCK 1**  
**RHOM HOSPITAL**  
**ADDITION**  
**12.720 ACRES**  
**SITUATED WITHIN THE SMITH COUNTY SCHOOL**  
**LAND SURVEY, ABSTRACT NUMBER 743**  
**CITY OF RHOME ETJ, WISE COUNTY, TEXAS**  
**June 23**

6/22/2023 1:55PM E:\021\_000\000\021.729.000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\729Site.dwg OVERALL SITE PLAN



GRAPHIC SCALE: 1" = 20'



SITE DATA TABLE

LOT	LOT AREA	BLDG USE	BLDG AREA	PARKING REQUIRED SPACES	RATIO	PARKING PROVIDED SPACES	RATIO	BLDG TO LOT RATIO
1	1.07 AC	Urgent Care	7,684 SF	39	1:200	44	1:175	16.49%
2	1.83 AC	Future Medical Office	25,000 SF	100	1:250	108	1:231	31.36%
3	1.03 AC	Future Restaurant	8,300 SF	34	1:250	53	1:157	18.50%
4	0.78 AC	Future Surgery Center	7,000 SF	28	1:250	41	1:171	20.60%
5	1.23 AC	Future Surgery Center	7,000 SF	28	1:250	71	1:99	13.06%
6	1.00 AC	Future Medical Office	7,000 SF	28	1:250	42	1:167	16.07%
7	1.06 AC	Future Medical Office	7,000 SF	28	1:250	49	1:143	15.16%
TOTAL:	8.00 AC	-	68,984 SF	285	1:242	408	1:169	19.80%

OVERALL SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PETER J. CARAVANO, P.E. TEXAS NO. 144763 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. 06/22/2023

PROJECT NUMBER: 2021.729.000  
DATE: 06/22/2023  
DESIGN BY: PC  
CHECKED BY: AB

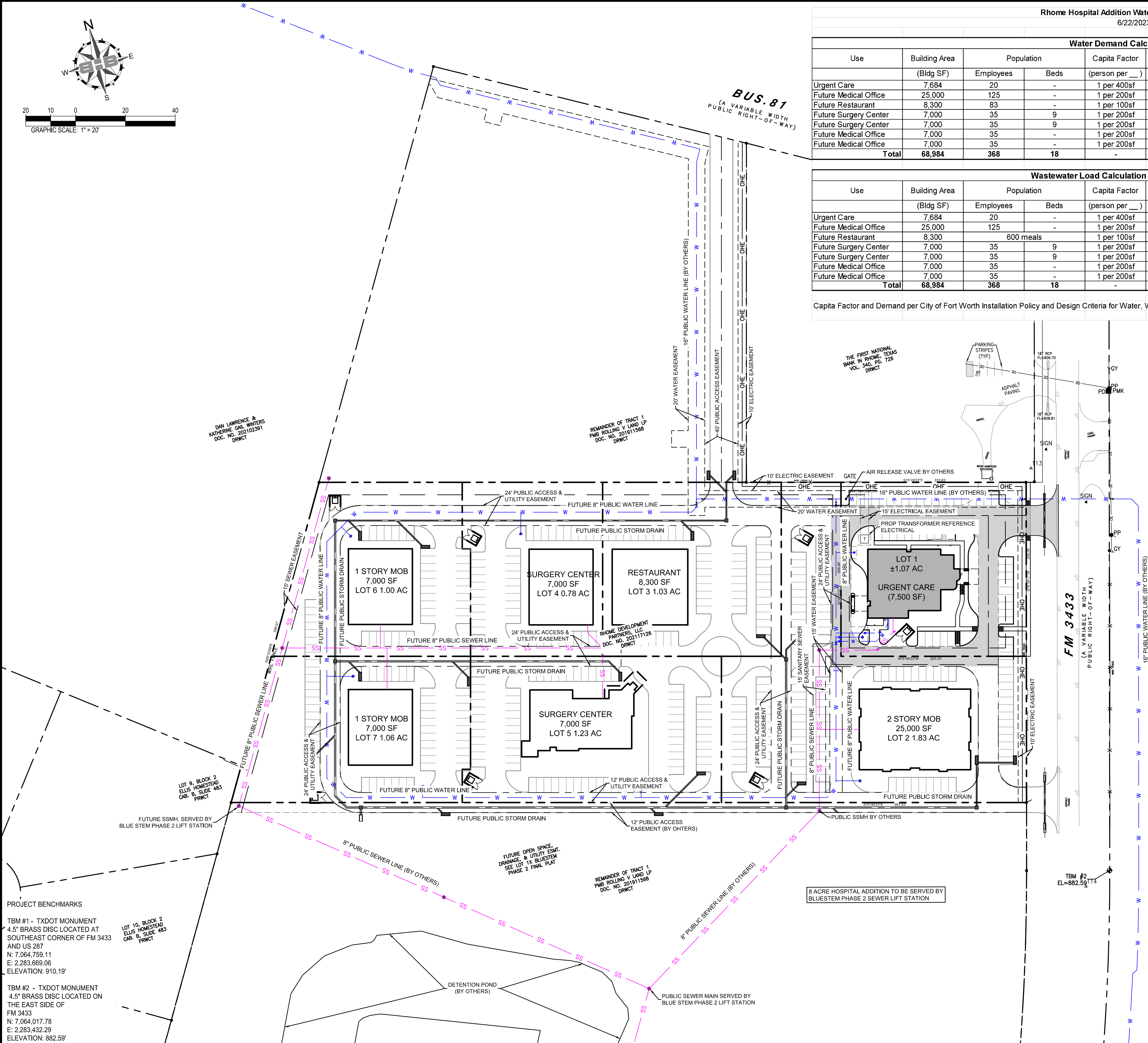
SHEET

4

CASTLE DEVELOPMENT GROUP  
Dev. on Bus. 81 / US Hwy 287  
SW Corner of Bus. 81 & FM 3433  
Wise County, Rhome ETJ, TX 76078

**B=B**  
BAIRD, HAMPTON & BROWN  
engineering and surveying  
3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com 817.251.8550 • bhb.com  
TBPE Firm #44 • TBPLS FRM #1001302

6/22/2023 1:55PM E:\021\_000\000\021\_729\_000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\29\UTILITY PLAN.dwg OVERALL UTIL PLAN



### Rhome Hospital Addition Water and Sewer Demand

6/22/2023

Water Demand Calculation Table								
Use	Building Area (Bldg SF)	Population Employees	Population Beds	Capita Factor (person per __)	Demand per Capita (gal/person/day)	Average Day Flow (gpm)	Maximum Day (Average x 2.25) (gpm)	Maximum Hour (Max Day x 2.00) (gpm)
Urgent Care	7,684	20	-	1 per 400sf	50	0.69	1.56	3.13
Future Medical Office	25,000	125	-	1 per 200sf	50	4.34	9.77	19.53
Future Restaurant	8,300	83	-	1 per 100sf	50	2.88	6.48	12.97
Future Surgery Center	7,000	35	9	1 per 200sf	50/350	3.40	7.66	15.31
Future Surgery Center	7,000	35	9	1 per 200sf	50/350	3.40	7.66	15.31
Future Medical Office	7,000	35	-	1 per 200sf	50	1.22	2.73	5.47
Future Medical Office	7,000	35	-	1 per 200sf	50	1.22	2.73	5.47
Total	68,984	368	18	-	-	17.15	38.59	77.19
								1577.19

Wastewater Load Calculation Table							
Use	Building Area (Bldg SF)	Population Employees	Population Beds	Capita Factor (person per __)	Demand per Capita (gal/person/day)	Average Day Flow (gpm)	Peaking Factor Harmon's Formula
Urgent Care	7,684	20	-	1 per 400sf	35	0.49	4.38
Future Medical Office	25,000	125	-	1 per 200sf	35	3.04	4.22
Future Restaurant	8,300	83	-	1 per 100sf	12	5.00	3.93
Future Surgery Center	7,000	35	9	1 per 200sf	315	1.97	4.34
Future Surgery Center	7,000	35	9	1 per 200sf	315	1.97	4.34
Future Medical Office	7,000	35	-	1 per 200sf	35	0.85	4.34
Future Medical Office	7,000	35	-	1 per 200sf	35	0.85	4.34
Total	68,984	368	18	-	-	14.16	4.04
							57.21

Capita Factor and Demand per City of Fort Worth Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019.

## OVERALL UTILITY PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
PETER J. CARAVANO, P.E.  
TEXAS NO. 144763  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES.  
06/22/2023

PROJECT NUMBER: 2021.729.000  
DATE: 06/22/2023 DRAWN BY: PC  
DESIGN BY: PC CHECKED BY: AB

SHEET

5

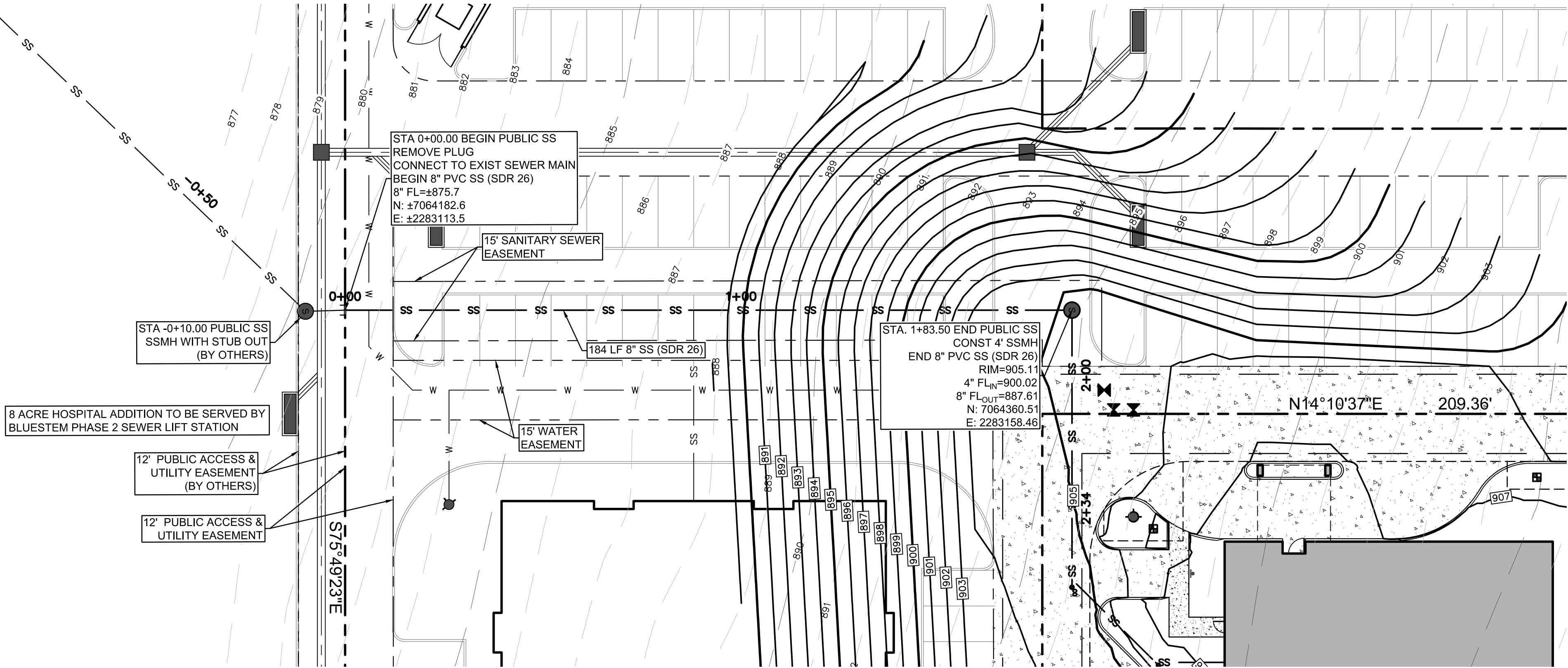
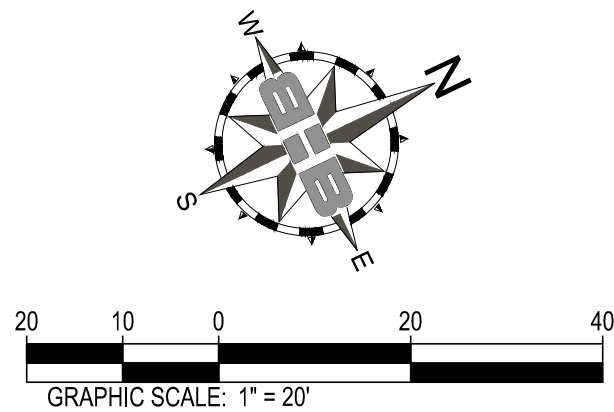
CASTLE DEVELOPMENT GROUP  
Dev. on Bus. 81 / US Hwy 287

SW Corner of Bus. 81 & FM 3433  
Wise County, Rhome ETJ, TX 76078

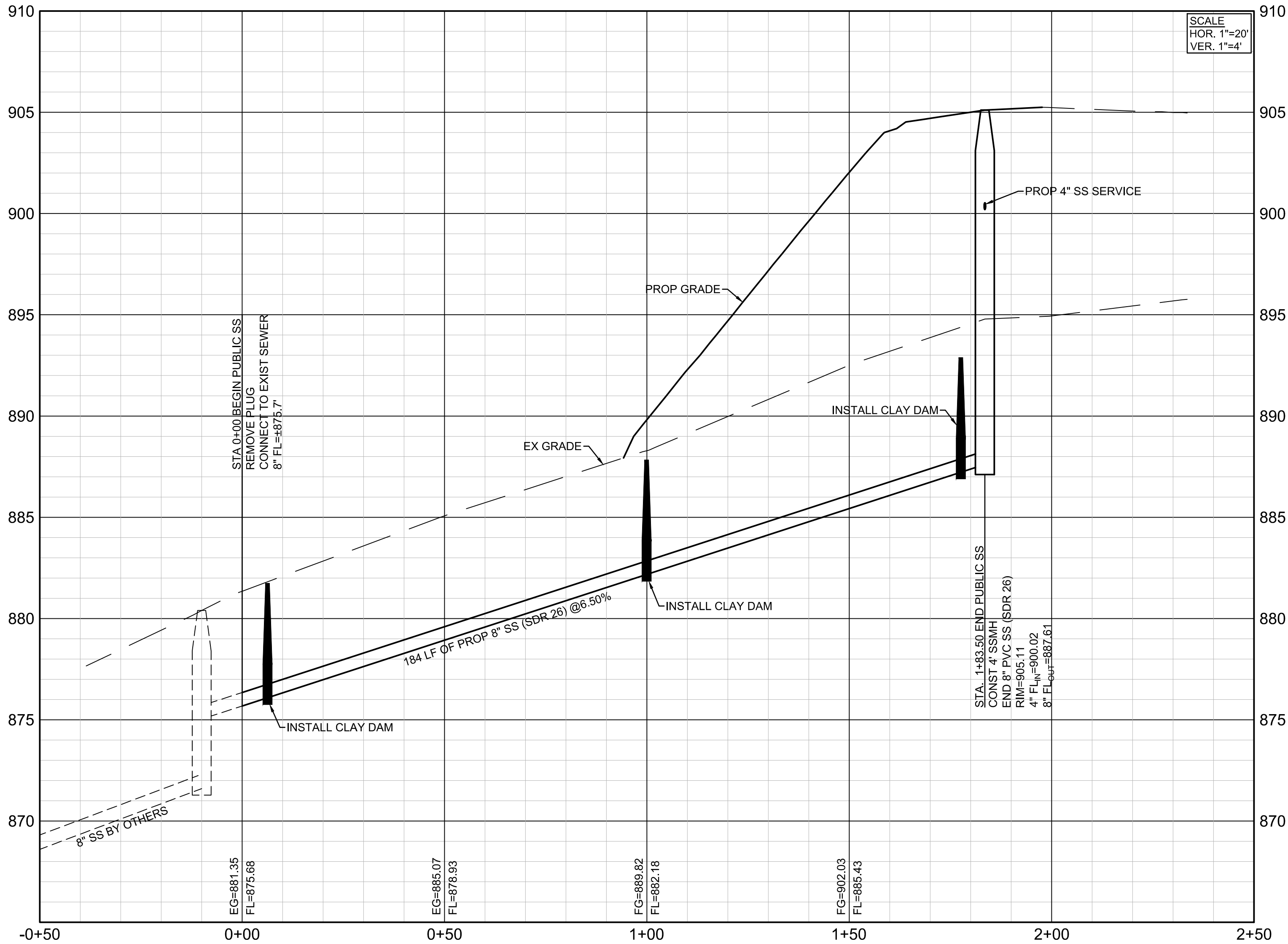
**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com 817.281.8550 • bhb.com  
TBE Firm #44 - TBEIS FRM #1001302

6/22/2023 1:55PM E:\2021\000\000\2021\729\000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\29SEWER PLAN AND PROFILE.dwg PUBLIC SEWER PLAN & PROFILE



### PUBLIC SEWER LINE



PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION & ELEVATION OF EX. UTILITIES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.

CAUTION!!!  
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL CONTACT TEXAS (811) AND COORDINATE WITH UTILITY COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO CONSTRUCTION.

#### GENERAL NOTES

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
3. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
6. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY'S DESIGN STANDARDS AND THE NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS STANDARD SPECIFICATIONS.

#### PROJECT BENCHMARKS

TBM #1 - TXDOT MONUMENT  
4.5" BRASS DISC LOCATED AT  
SOUTHEAST CORNER OF FM 3433  
AND US 287  
N: 7,064,759.11  
E: 2,283,669.06  
ELEVATION: 910.19'

TBM #2 - TXDOT MONUMENT  
4.5" BRASS DISC LOCATED ON  
THE EAST SIDE OF  
FM 3433  
N: 7,064,017.78  
E: 2,283,432.29  
ELEVATION: 882.59'

**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051  
mail@bhb.com 817.281.8550 • bhb.com  
TBPE Firm #44 • TBPLS FRM #1001302

**CASTLE DEVELOPMENT GROUP**  
**Dev. on Bus. 81 / US Hwy 287**  
**SW Corner of Bus. 81 & FM 3433**  
**Wise County, Rhome ETJ, TX 76078**

### PUBLIC SEWER PLAN & PROFILE

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
PETER J. CARAVANO, P.E.  
TEXAS NO. 144763  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES.  
06/22/2023

PROJECT NUMBER: 2021.729.000  
DATE: 06/22/2023 DRAWN BY: DP  
DESIGN BY: PC CHECKED BY: AB

SHEET

9



June 22, 2023

**Kyle Welden, P.E.**

City Engineer

City of Rhome

(817) 335-6511

kwelden@kimley-horn.com

**RE: Rhome Hospital Addition – Preliminary Plat Review Comment Response Letter  
KHA No. 061274207; BHB No. 2021.729.000**

Kyle,

Please see the responses below to the review comments received April 24th, 2023. Additionally, refer to the revised documents enclosed.

**Kimley-Horn Review Comments:**

1. *The adjacent proposed Lot 66X for Bluestem Phase 2 appears to be labeled incorrectly. This shall be revised to match Bluestem Phase 2 Final Plat.*

The lots on the Bluestem Phase 2 final plat were renumbered; the preliminary plat for the Hospital Addition was updated to reflect the new lot numbers. Per the Bluestem Phase 2 Final Plat, the entire lot immediately south of the Hospital Addition is being dedicated as an open space, utility, and drainage easement.

2. *There appears to be a 24' public access and utility easement that encroaches on the Bluestem, Phase 2 property. This access and utility easement is not shown in the Bluestem, Phase 3 construction plans. Easement on an adjacent lot not included as part of the Final Plat can not be dedicated on this plat. The easement width shall be adjusted accordingly.*

This item was further discussed with the Bluestem development team; A 12' access easement for this drive was added to the Bluestem Phase 2 final plat. This is a future drive which will be platted and constructed with a later phase; it will not be included on the final plat for the Urgent Care.

3. *Based on recent conversations with the Developer and City Staff it is our understanding that sanitary sewer service for this development is being considered to be served by the West Wastewater Treatment Plant. If this is the case, provisions for flow from the existing Wells Fargo and Seven Hills Market need to be in place prior to final approval of the Plat.*

After further discussion with the Bluestem development team sewer flows from this site will be directed to a lift station being constructed with the Bluestem Phase 2 development.

Please feel free to contact me if you have any questions or concerns at 817-251-8550 or pcaravano@bhbinc.com.

Sincerely:

**BAIRD, HAMPTON & BROWN**



Peter Caravano, PE, CFM  
Civil Engineer, Project Manager

**CC:** Amanda DeGan, City Administrator  
Shania Odom, City Secretary  
Jesse Gober & Andrew Miller, Castle Development Group  
Austin Baird, P.E, Baird, Hampton & Brown

**ENCLOSURES:** Revised Preliminary Plat Submittal

E:\2021.000.000\2021.729.000 - RHOME URGENT CARE FACILITY\03 DOCUMENTS\03 CIVIL\04 COMMENT RESPONSE\PRELIMINARY PLAT COMMENT RESPONSE 2.DOCX



July 11, 2023

Peter Caravano, P.E.  
Baird, Hampton, and Brown

**RE: Rhome Hospital Addition  
Preliminary Plat Review (Intersection of FM 3433 and U.S. Highway 287)  
KHA No. 061274207**

Dear Mr. Pincoffs,

As requested, Kimley-Horn and Associates, Inc. has reviewed the Preliminary Plat submittal for the Rhome Hospital Addition, in accordance with the *City of Rhome Code of Ordinances* and the *Rolling V Development Agreement*. The Preliminary Plat 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 or comments, please do not hesitate to call.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Texas Registration No. F-928

A handwritten signature in blue ink, appearing to read "Kyle Welden P.E.", with a stylized flourish at the end.

Kyle Welden, P.E.

KLW/sdw

Copy to: Ms. Amanda DeGan, City Administrator  
Ms. Patricia Mitchell, City Mayor  
Ms. Shaina Odom, City Secretary  
Mr. Scott Estes, Fire Chief  
Mr. Konstantine Bakintas, P.E., Baird, Hampton, and Brown  
Mr. Jesse Gober, Castle Development Group  
Mr. Andrew Miller, Castle Development Group



Physical Address: 501 South Main Street

Mailing Address: 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 REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, February 6, 2023

Regular Session Meeting Time: 6:00pm

### Regular Session – 6:00pm

#### Call to Order and Establish a Quorum

Chairman Knight called the meeting to order at 6:11 pm.

#### 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](mailto: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.*

There were no speakers at the meeting.

#### Public Hearing

- A. Rhome Planning and Zoning Commission is to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078

Chairman Knight opened the public hearing at 6:12 pm. There were no comments made at the public hearing. The public hearing closed at 6:13 pm.

#### Regular Agenda – New Business

- B. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 3.00, Abst: A-817 JC, also known as 401 E Hickory Street, Rhome, TX 76078 (City Administrator)

With the understanding the developer would be required to have a two-year maintenance bond, Chairman Knight made a motion to replace 401 E Hickory Street, Rhome, TX 76078, Commissioner Kulehman seconded the motion. Motion passed unanimously.

- C. Minutes of Planning and Zoning Meeting for October 3, 2022
- D. Minutes of Planning and Zoning Meeting for December 5, 2022
- E. Minutes of Planning and Zoning Meeting for January 9, 2023

Chairman Knight made a motion to approve item C, D & E. Commissioner King seconded the motion. Motion passed unanimously.

**Future Agenda Items**

**Adjourn**

Meeting adjourned at 6:21 pm