

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION MEETING**

Notice is hereby given that a Planning Commission Meeting will be held on Monday, November 01, 2021, at 4:30 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

SEE ATTACHED AGENDA

Dated this 28 day of October 2021.

By: Mike Wootton by gt
Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 28, 2021, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 28 day of October 2021.

CITY OF WHARTON

By: Paula Favros by gt
Paula Favros
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, November 01, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held October 4, 2021.
2. Request by Tegrity Homes on behalf of Larry Jackson at 401 Correll Ave., Washington Homes, Block 5, Lot 1 & 2 for 4' exterior lot line setback variance from the required 15' for a rebuild of a home through the General Land Office.
3. Request by Mr. Matt Mullin on behalf of Alamo Lumber Company at 1106 N Richmond Rd., Alamo Lumber Co. Subdivision, Block 1, Lot 1 and Toxey, Block 2 Lot 6 & 7B for a replat for new construction.
4. Request by Mr. Russell Baird at 308 W. Milam St., Wharton, Block 10, Lots 1A-1, 1A-B, 1A-C, 2A-A, 2A-B, 2A-C, 3, 4B, 5A-2 for the following variances applicable to the replat application to follow:
 - A. 5.02. Lots, Section 3. Minimum Width: Each lot in the proposed re-plat is less than 60 feet in width.
 - B. 5.02. Lots, Section 4. Minimum Depth: Lot 1 in the proposed re-plat is less than 120 feet depth.
 - C. 5.02, Lots, Section 5. Minimum Area: Each lot in the proposed re-plat is less than 7,200 square feet
 - D. 5.02, Lots, Section 6. Corner Lots: Lot 6, the corner lot of the re-plat, is less than 75 feet but is not 5 feet wider than the average interior lots in the block.
 - E. 5.04, Building Lines: The buildings in the subdivision are already existing and are located directly on the lot lines, therefore variance to all building line ordinances is requested.

- F. 5.06, Easements: Variance is requested to the easement ordinances to the extent the easement areas indicated on the plat do not conform with the ordinances.
 - G. 5.07, Improvements, Section 1: Variance is requested to the requirement of placement of monuments, to the extent the monuments are not already in existence, due to the subdivision already being developed.
 - H. 5.07, Improvements, Section 2: Variance is requested to the requirement for installation of sidewalks. Sidewalks are already in existence along the lots and block and to the extent they are not in compliance with the ordinance, variance is requested.
5. Request by Mr. Russell Baird at 308 W. Milam St., Wharton, Block 10, Lots 1A-1, 1A-B, 1A-C, 2A-A, 2A-B, 2A-C, 3, 4B, 5A-2 for replat.

Adjournment.