

**MINUTES
OF
CITY OF WHARTON
PLANNING COMMISSION MEETING
CITY HALL
120 EAST CANEY STREET
WHARTON, TEXAS 77488**

**Monday, November 1, 2021
4:30 P.M.**

Marshall Francis, Vice-Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:37 p.m.

Commissioners present were: Burnell Neal, Adraylle Watson, Marshall Francis and Russell Cenko.

Commissioners absent were: Rob Kolacny, Mike Wootton and Michael Quinn.

Staff members present were: Gwyneth Teves, Community Development Director.

Visitors present were: Tammy Atkinson, Alamo Lumber Representative.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider reading of the minutes from the regular called meeting held October 4, 2021. Russell Cenko, Commissioner moved to approve the minutes as presented. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a 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. Burnell Neal, Commissioner moved to recommend the variance to the City Council for final approval. Russell Cenko, Commissioner seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a 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. Burnell Neal, Commissioner moved to recommend the replat to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a 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:

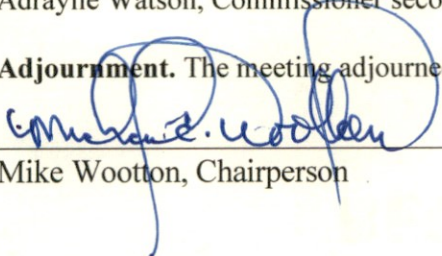
- A. 5.02. Lots, Section 3. Minimum Width: Each lot in the proposed re-plat is less than 60 feet in width.

- 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.

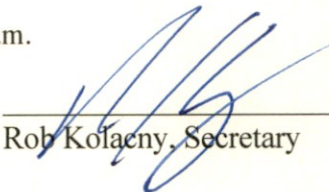
After some discussion Burnell Neal, Commissioner moved to recommend the variances to the City Council for a final decision. Russell Cenko, Commissioner seconded the motion. All voted in favor.

The fifth item on the agenda was to review and consider a request by 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. Russell Cenko, Commissioner moved to recommend the replat to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:48 p.m.



Mike Wootton, Chairperson



Rob Kolacny, Secretary