

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

**Monday, April 19, 2021
4:30 P.M.**

Chairperson Mike Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:30 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Marshall Francis, Rob Kolacny, Burnell Neal, Russell Cenko and Michael Quinn.

Commissioners absent were: None.

Staff members present were: Community Development Director Gwyneth Teves and Assistant to the Community Development Director Krystal Hasselmeier.

Visitors present were: Matt Mullin, Tammy Atkinson, Bob Vaughn, WEDCo Executive Director Josh Owens.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider a reading of the minutes from the meeting held April 5, 2021. Commissioner Marshall Francis moved to accept the minutes as presented. Commissioner Michael Quinn seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Mr. Matt Mullin on behalf of Alamo Lumber Company for variances to building line setbacks for 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities:

- A. 16' variance from 20' required building line setback Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 4' setback.
- B. 10' variance from 35' required building line setback on Richmond Rd., Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 25' setback.

After a brief discussion, Commissioner Marshall Francis moved to recommend both a and b to the City Council for final approval. Commissioner Rob Kolacny 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 for Re-Plat of 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities. After a brief discussion, Commissioner Marshall

Francis moved to recommend the replat to the City Council for final approval. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request by Ms. Angela Hammond on behalf of Hacienda Services dba Censeo Homes for Re-Plat of Spanish Camp Rd, Harrison Odd, Block 5 Lot 5b & Spanish Camp Rd., Wharton A. Jackson, Block 52, Lot 2a for residential construction. After a brief discussion, Commissioner Rob Kolacny moved to recommend the replat to the City Council for final approval as long as the following changes were met:

- 1) Cannot find the "wholly in the City of Wharton" statement the County Clerk requires on the plat.
- 2) in the upper left corner of the plat, language:
 - a) "are intended for the construction of single family residential dwelling units thereon (OR THE PLACEMENT OF MOBILE HOMES)."
 - b) "this plat shall be restricted to prevent the DRAINAGE OF ANY SEPTIC TANKS..."
The City of Wharton per ordinance does not allow the placement of mobile homes or septic systems.
- 3) FIRM quoted in the language in the bottom right corner is wrong. The correct panel is 355F Dated 12-21-17.
- 4) Second paragraph from the bottom of the field notes, refers to an "X" cut in conc, but the symbology matches a "BAKER & LAWSON" capped iron rod.
- 5) within the Surveyor's Certification, he states he sets PIPES, yet the Legend shows he set iron rods...
- 6) No "Lot" label on the newly created Lot... Only the acreage.

Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:45 p.m.


Mike Wootton, Vice-Chairperson


Rob Kolacny, Secretary