



**CITY OF WHARTON
REGULAR PLANNING COMMISSION MEETING**

**Monday, July 06, 2020
4:30 PM**

CITY HALL

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

Notice is hereby given that a Regular Planning Commission Meeting will be held on Monday, July 06, 2020 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 02 day of July 2020.

By: /s/ I.O. Coleman, Jr.
I.O. Coleman, Jr.
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Regular 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on July 02, 2020, at 04:30 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 02 day of July 2020.

CITY OF WHARTON

By: Paula Favors
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Regular Planning Commission Meeting
Monday, July 06, 2020
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Election of Officers
2. Reading of the minutes from the meeting held April 6, 2020.
3. Request from Gloria & James Smith, 512 Bob O Link, Mayfair, Block 15, Lots 11A & 12B for a front property line setback variance of 15' from the required 25' setback.
4. Request from Mr. Franklin Scarlett, 103 W. Columbus Dr., Hawes 3, Block 6, Lots 20 & 21 for a front property line setback variance of 16' from the required 25' setback.
5. Request by Mr. Danny Moses for a variance to the City of Wharton Code of Ordinances, Chapter 38 Manufactured Housing, Mobile Homes & Travel Trailers; Article III Requirements concerning Mobile Homes, Manufactured Housing and Recreational Vehicles; Division I – Generally; Section 38-36 Authorized Locations to place a manufactured home on a vacant lot at 405 Hamilton, Hamilton Place, Block 32, Lot 17.

Adjournment.

City of Wharton
120 E. Caney Street
Wharton, TX 77488

PLANNING COMMISSION

| | | | |
|--|----------|------------------------------|----------------------|
| Meeting Date: | 7/6/2020 | Agenda Item: | Election of Officers |
| <p>At this time the Planning Commission may review and consider electing new officers for the current term year.</p> <ol style="list-style-type: none"> 1. Chairperson 2. Vice-Chairperson 3. Secretary | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, July 2, 2020 | |
| Approval: | | | |
| Chairman: I. O. Coleman, Jr. | | | |

City of Wharton
 120 E. Caney Street
 Wharton, TX 77488

PLANNING COMMISSION

| | | | |
|---|----------|--------------|---|
| Meeting Date: | 7/6/2020 | Agenda Item: | Reading of the minutes from the meeting held April 6, 2020. |
| <p>At this time, the Commission may review and approve the minutes from the meeting held April 6, 2020.</p> | | | |
| Community Development Director: Gwyneth Teves | | | Date: Thursday, July 2, 2020 |
| Approval: | | | |
| Chairman: I. O. Coleman, Jr. | | | |

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

**Monday, April 6, 2020
4:30 P.M.**

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the City of Wharton Planning Commission of the City of Wharton, Texas held a meeting by Teleconference on Monday, April 6, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Vice-Chairman Michael Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:46 p.m.

Commissioners present were: Michael Wootton, Rob Kolacny, Michael Quinn and Marshall Francis.

Commissioners absent were: I.O. Coleman, Jr., Russell Cenko and Billie Jones.

Staff members present were: Community Development Director Gwyneth Teves, Assistant to the Building Official Claudia Velasquez and Building Official Ronnie Bollom.

Visitors present were: George Villareal.

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 meeting held March 17, 2020. Commissioner Rob Kolacny moved to approve 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 Cynthia Cash on behalf of Patricia Baldwin Estate for Re-Plat of C.W. Wilson Subdivision, Lots 38 & 39. After a brief discussion, Commissioner Marshall Francis moved to recommend the Re-Plat 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 Wharton Partners LLC for replat of 1506 N. Fulton St, Wm. Kincheloe, Blk. 64H and 64I. After a brief discussion, Commissioner Rob Kolacny moved to recommend the Re-Plat to the City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. Vice-Chairman Michael Wootton adjourned the meeting at 4:53 p.m.

Planning Commission Minutes
Monday, April 6, 2020
Page 2 of 2

_____, Chairman

_____, Secretary

DRAFT

City of Wharton
120 E. Caney Street
Wharton, TX 77488

PLANNING COMMISSION

| | | | |
|--|----------|------------------------------|---|
| Meeting Date: | 7/6/2020 | Agenda Item: | Request from Gloria & James Smith, 512 Bob O Link, Mayfair, Block 15, Lots 11A & 12B for a front property line setback variance of 15' from the required 25' setback. |
| <p>At this time, the Commission may review and consider a request from Gloria & James Smith, 512 Bob O Link, Mayfair, Block 15, Lots 11A & 12B for a front property line setback variance of 15' from the required 25' setback. This would result in a setback of 10'.</p> <p>Mr. & Mrs. Smith wish to construct a 10' x18' carport in front of their existing garage.</p> <p>See attached application and supporting documentation.</p> | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, July 2, 2020 | |
| Approval: Chairman: I. O. Coleman, Jr. | | | |

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Item-3.

NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time.

| | |
|----------------------------------|--------------------------|
| Gloria & James Smith | 6/11/2020 |
| _____ Name (Printed) | _____ Date |
| 512 Bob-O-Link, Wharton TX 77488 | 512 Bob-O-Link |
| _____ Physical Address | _____ Mailing Address |
| Mayfair, Block 15, Lot 11A,12B | 512-293-1123 |
| _____ Legal Address | _____ Phone |

Describe the variance request and the reason for requesting variance:

*Requesting a 15' Variance in order to add a 10' x 18' Carport.
Resulting in a 10' setback of carport from front property line*

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

James A. Smith *06/17/2020*

 Signature Date
 Planning Commission Meeting: *07-6-2020 - 4:30p*
 City Council Meeting: *07-13-2020 7pm*

| | |
|------------------------------------|-------------------|
| Building line setbacks Only | |
| Residential | \$100.00 <u>X</u> |
| Non-Residential | \$150.00 _____ |
| Non-Refundable fee | |
| Effective November 3, 2006 | |

ADJACENT PROPERTY OWNER (S):

Linda Rosnack

 Name
Mayfair, Block 15, Lot 8A/11B

 Legal Address
Lawrence Rosnack

 Name
Mayfair, Block 15, Lot 10A/12A

 Legal Address

 Phone
516 Bob O Link Ln

 Physical Address
(979) 335-4375

 Phone
506 Bob O. Link Ln

 Physical Address

 Name

 Legal Address

 Phone

 Physical Address

APPROVAL:

Frank Tewe

 Engineering/Planning Department

6.18.2020

 Date

 Chairman of the Planning Commission

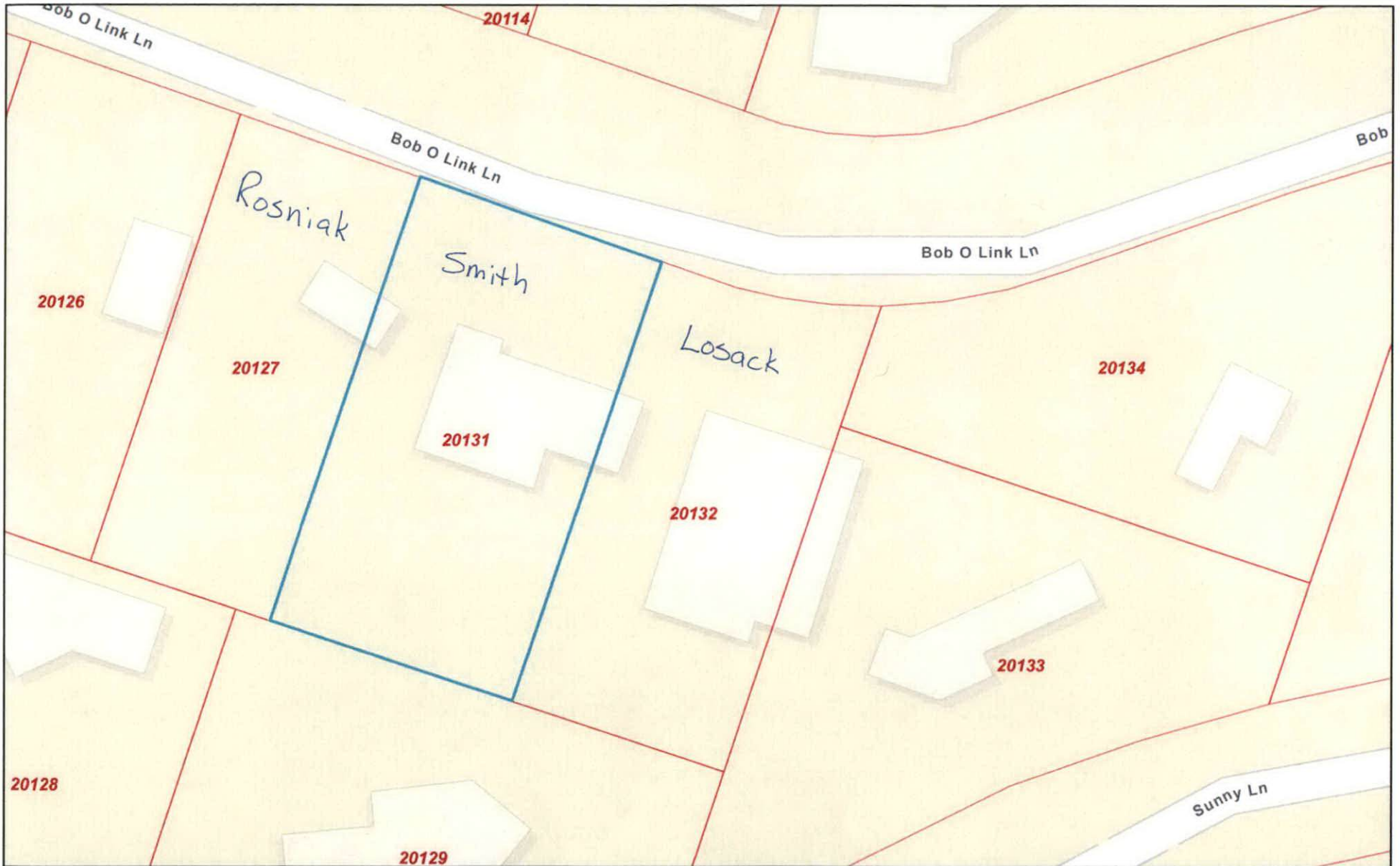
 Date

 Mayor
F:\CodeEnforcement\MasterDocuments\APPVAR



 Date

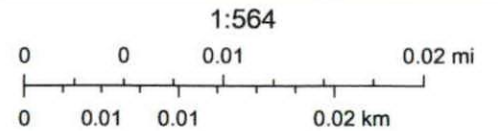
512 Bob O Link

Item-3.



6/30/2020, 2:03:45 PM

-  Parcels
-  Abstracts



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, ©





City of Wharton

120 E. Caney Street ° Wharton, TX 77488
Phone (979) 532-2491 °(979) 532-0181 FAX

June 29, 2020

Dear Mr. Rosniak:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Monday, July 6, 2020 at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

Please contact me or my assistant, Krystal Hasselmeier, at (979) 532-2491 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gwyneth Teves".

Gwyneth Teves
Community Development Director



City of Wharton
120 E. Caney Street ° Wharton, TX 77488
Phone (979) 532-2491 °(979) 532-0181 FAX

June 29, 2020

Dear Ms. Losack:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Monday, July 6, 2020 at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

Please contact me or my assistant, Krystal Hasselmeier, at (979) 532-2491 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gwyneth Teves".

Gwyneth Teves
Community Development Director

City of Wharton
120 E. Caney Street
Wharton, TX 77488

PLANNING COMMISSION

| | | | |
|---|----------|------------------------------|--|
| Meeting Date: | 7/6/2020 | Agenda Item: | Request from Mr. Franklin Scarlett, 103 W. Columbus Dr., Hawes 3, Block 6, Lots 20 & 21 for a front property line setback variance of 16' from the required 25' setback. |
| <p>At this time, the Commission may review and consider a request from Mr. Franklin Scarlett, 103 W. Columbus Dr., Hawes 3, Block 6, Lots 20 & 21 for a front property line setback variance of 16' from the required 25' setback. This would result in a setback of 9'.</p> <p>Mr. Scarlett started construction on a deck in front of his residence and does not wish to move it.</p> <p>See attached application and supporting documentation.</p> | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, July 2, 2020 | |
| Approval: | | | |
| Chairman: I. O. Coleman, Jr. | | | |

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Item-4.

NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time. The expiration date for approved variance application will be six months from the date of approval of the variance. If construction has not commenced within that six month period, the applicant must re-apply for the variance.

Franklin Scarlett 6/30/2020.
Name (Printed) Date

103 W Columbus Dr, Wharton Tx
Physical Address Mailing Address

Hawes 3, Block 6, Lot 20/21 (979) 616-5662
Legal Address Phone

Describe the variance request and the reason for requesting variance:

Requesting 16 foot variance from 25 front building line setback for deck.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Franklin Scarlett 6-30-20
Signature Date

Planning Commission Meeting: 7/6/2020.

City Council Meeting: 7/13/2020

| | |
|------------------------------------|-------------------|
| Building line setbacks Only | |
| Residential | \$100.00 <u>X</u> |
| Non-Residential | \$150.00 |
| Non-Refundable fee | |
| Effective November 3, 2006 | |

ADJACENT PROPERTY OWNER (S):

Ryan Bordekar
Name

Hawes 3, Block 6, Lot 18/19
Legal Address

Arun Shan
Name

Hawes 3, Block 6, Lot 22-30.
Legal Address

Phone

2815 N Fulton St., Wharton Tx
Physical Address

Phone

205 W Columbus, Wharton Tx
Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

Justin Tewes 6-30-2020
Planning Department Date

Chairman of the Planning Commission Date

Mayor Date





Wharton CAD Property Search

Property ID: R016332 For Year 2020

Map



Source: Esri

Property Details

| | |
|--------------------|--|
| Account | |
| Property ID: | R016332 |
| Legal Description: | HAWES 3 BLOCK 6 LOT 20,21 Acres:0.3444 |
| Geographic ID: | 10575-006-200-00 |
| Agent: | |
| Type: | R - REAL PROPERTY |
| Location | |
| Address: | 103 W COLUMBUS DR |
| Map ID: | |
| Owner | |
| Name: | GREEN MILDRED P |
| Mailing Address: | PO BOX 1194 WHARTON, TX 77488-0000 |
| % Ownership: | 100.0% |
| Exemptions: | HS - HOMESTEAD For privacy reasons not all exemptions are shown online. |

City of Wharton
 120 E. Caney Street
 Wharton, TX 77488

PLANNING COMMISSION

| | | | |
|---|----------|------------------------------|--|
| Meeting Date: | 7/6/2020 | Agenda Item: | Request by Mr. Danny Moses for a variance to the City of Wharton Code of Ordinances, Chapter 38 Manufactured Housing, Mobile Homes & Travel Trailers; Article III Requirements concerning Mobile Homes, Manufactured Housing and Recreational Vehicles; Division I – Generally; Section 38-36 Authorized Locations to place a manufactured home on a vacant lot at 405 Hamilton, Hamilton Place, Block 32, Lot 17. |
| <p>At this time, the Commission may review and consider a request by Mr. Danny Moses for a variance to the City of Wharton Code of Ordinances, Chapter 38 Manufactured Housing, Mobile Homes & Travel Trailers; Article III Requirements concerning Mobile Homes, Manufactured Housing and Recreational Vehicles; Division I – Generally; Section 38-36 Authorized Locations to place a manufactured home on a vacant lot at 405 Hamilton, Hamilton Place, Block 32, Lot 17.</p> <p>Mr. Moses has 2 manufactured homes existing on Lots 15 & 16. Mr. Moses wants to place the manufactured house permanently to house his seasonal workers.</p> <p>See attached application and supporting documentation.</p> | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, July 2, 2020 | |
| Approval: | | | |
| Chairman: I. O. Coleman, Jr. | | | |

CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE

Item-5.

NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time. The expiration date for approved variance application will be six months from the date of approval of the variance. If construction has not commenced within that six month period, the applicant must re-apply for the variance.

MOSES GIN, INC
Name (Printed)

6/30/2020
Date

HAMILTON ST, WHARTON, TX
Physical Address

P.O. BOX 789, WHARTON, TX
Mailing Address 77488

HAMILTON PLACE, BLK 32, LOT 17
Legal Address

979-533-0346
Phone

Describe the variance request and the reason for requesting variance:

SEE ATTACHED

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

R. Moses
Signature
Date 6/30/2020
Planning Commission Meeting: 7.6.2020 430p
City Council Meeting: 7.13.2020 7pm

| | |
|------------------------------------|-------------------|
| Building line setbacks Only | |
| Residential | \$100.00 <u>X</u> |
| Non-Residential | \$150.00 |
| Non-Refundable fee | |
| Effective November 3, 2006 | |

ADJACENT PROPERTY OWNER (S):

BOUG MOSES ET AL
Name
HAMILTON PLACE, BLK 32, LOTS 15-20
Legal Address

979 532-4470
Phone
405 HAMILTON ST, WHARTON, TX
Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:

Gwyneth Tewes
Planning Department

7.1.2020
Date

Chairman of the Planning Commission

Date

Mayor

Date

MOSES GIN, INC.

P. O. Drawer 789 Wharton, Texas 77488-0789
(979) 532-3522 Fax (979) 532-1105
mosesgin@att.net

June 30, 2020

City of Wharton
Planning Commission
Application for Variance

Variance request and reason attachment

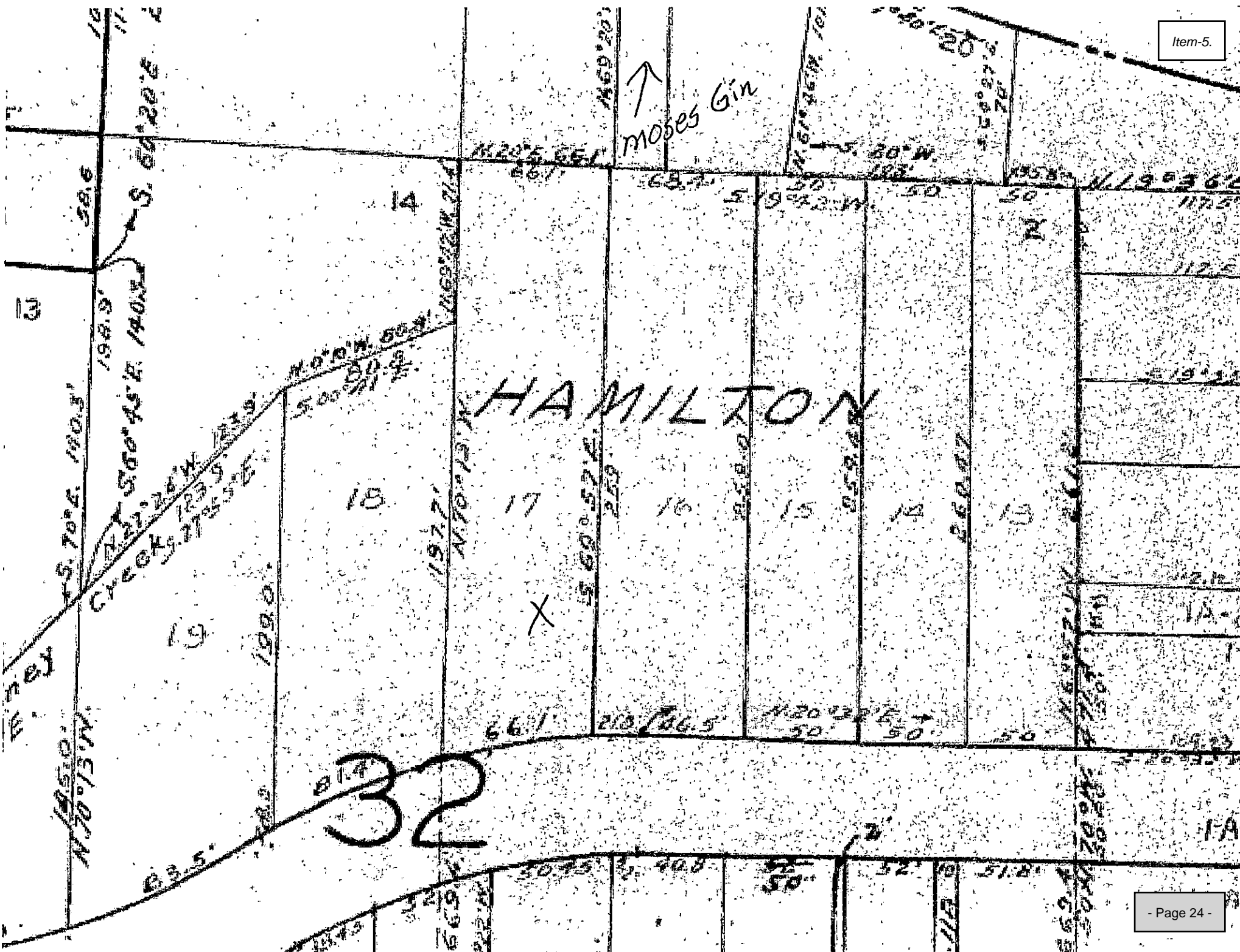
Requesting new address for water and sewer tap at Hamilton Place, Block 32, Lot 17 to put a manufactured home onto the property providing additional seasonal housing to enable separation of our seasonal workers at risk for the COVID-19 virus during this ginning season. Our season is expected to begin the first week of August.

I appreciate your consideration to approve this variance request.


Danny Moses
Gin Manager







ACE UTLEY
 Wharton County Tax A/C
 P. O. Box 189
 Wharton, TX 77488
 (979) 532-3312

2019 TAX STATEMENT

Item-5.

Property Account Number:
R015872

Owner: MOSES DOUG ETAL
 PO BOX 789
 WHARTON TX 77488-0789

Property Location: 0000405 HAMILTON
 Acres: 2.541900
 Legal Description: HAMILTON PLACE BLOCK 32 LOT 15
 .16,17,18,19,20 1975 14X53 LAB
 EL # TEX0127523

Exemptions:

Assessment Ratio 100%

| Improvement Market Value | Land Market Value | Non-Homesite Improvement | Non-Homesite Land | Ag Value | Mineral Value | Personal Property | Total Market Value |
|--------------------------|-------------------|--------------------------|-------------------|----------|---------------|-------------------|--------------------|
| 0 | 0 | 14,319 | 16,609 | 0 | 0 | 0 | 30,928 |

| Taxing Entities | Exemption Amount | Taxable Value | Tax Rate Per \$100 | Base Tax |
|-----------------------|------------------|---------------|--------------------|---------------|
| CB GRWATER CONS DIST | 0 | 30,928 | 0.008000 | 2.47 |
| CITY OF WHARTON | 0 | 30,928 | 0.445350 | 137.74 |
| EMERGENCY DIST#1 | 0 | 30,928 | 0.050000 | 15.46 |
| FMLR | 0 | 30,928 | 0.047740 | 14.77 |
| JR COLLEGE | 0 | 30,928 | 0.139340 | 43.10 |
| WHARTON COUNTY | 0 | 30,928 | 0.414660 | 128.25 |
| WHARTON I. S. D. | 0 | 30,928 | 1.297200 | 401.20 |
| ESD#3 | 0 | 30,928 | 0.082550 | 25.53 |
| TOTAL BASE TAX | | | | 768.52 |

For all exemptions or if you are 65 years of age or older or are disabled and the property described in this document is your residence, you should contact the Appraisal District (979-532-8931) regarding any entitlement you may have to postponement in the payment of these taxes.

Total Tax Amount Due \$768.52

- The deadline for paying 2019 property taxes without penalty & interest is January 31, 2020.
- If your mortgage company pays your property taxes, please forward this notice to them so they can make payment by the deadline.
- The post office cancellation mark is considered the date of payment if it is sent by first-class mail, properly addressed with postage prepaid
- If you are qualified for the over 65 or disabled homestead exemptions, you may pay your current taxes on your home in four installments. **You must contact the Tax Office for a quarterly installment plan.**
- This statement reflects the amount due for the 2019 tax year only. Delinquent taxes are not included on this statement.
- eCheck and credit card payment are available online at www.co.wharton.tx.us or by phone at (877) 690-3729. When paying by credit card or phone, please use jurisdiction code 5315. There will be a nominal convenience fee charged by Forte for these services::

* SALES TAX REDUCED YOUR AD VALOREM TAX BY \$ 25.09.

Detach
 Detach





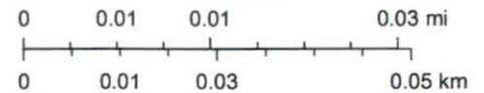
Moses Variance



7/1/2020, 5:30:42 PM

Parcels Abstracts Lot Lines

1:1,128



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Wharton Central 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.

Moses Variance Flood Map

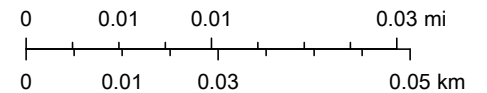
Item-5.



7/2/2020, 1:16:07 PM

- Parcels
- Abstracts
- Lot Lines
- 1% Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Special Floodway
- Regulatory Floodway

1:1,128



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Wharton Central Appraisal District, BIS Consulting - www.bis

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.