



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, August 17, 2020
4:30 PM**

***[HTTPS://ZOOM.US/J/93170573478?PWD=AJRGVK
ZFUEVDQ1BBTGNTNKOVVWLJZZ09](https://zoom.us/j/93170573478?pwd=AJRGVKZFUEVDQ1BBTGNTNKOVVWLJZZ09)***

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission will be held on Monday, August 17, 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 13 day of August 2020.

By: Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission 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 August 13, 2020, at 16:30 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 13 day of August 2020.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission
Monday, August 17, 2020
City Hall - 4:30 PM

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 will hold a meeting by Teleconference on Monday, April 6, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Join Zoom Meeting:

<https://zoom.us/j/93170573478?pwd=ajRGVkJZFUEVDQ1BBTGNTNkovVWlJZz09>

Meeting ID: 931 7057 3478

Passcode: 716183

877 853 5257 US Toll-free

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held July 20, 2020.
2. Request by Sohail Ali on behalf of SIAM investment LLC for Re-Plat of Wharton, Block 57, Lots18B & 18C.
3. Request by Mr. Emilio Cervantes, 604 Maple St., Washington Homes, Block 1, Lots 1 and 2 for a setback variance to build a new home over an existing property line.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	8/17/2020	Agenda Item:	Reading of the minutes from the meeting held July 20, 2020.
<p>At this time, the Commission may review and approve the minutes from the meeting held July 20, 2020.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, August 13, 2020	
Approval:			
Chairman: Mike Wootton			

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

**Monday, July 20, 2020
4:30 P.M.**

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

Commissioners present were: Michael Wootton, Rob Kolacny, Bryan Honeycutt, Russell Cenko and Marshall Francis.

Commissioners absent were: I.O. Coleman, Jr. and Michael Quinn

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

Visitors present were: Michael Ricarte and Elizabeth Quillen.

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 July 6, 2020. Commissioner Rob Kolacny moved to approve the minutes as presented. Commissioner Russell Cenko seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request from Mr. Michael Ricarte, 123 Mahan St., Vineyard Plaza 2, Block 2, Lot 14 for a front property line setback variance of 20' from the required 25' setback and a side property line setback variance of 1' from the required 5' setback for the construction of a carport. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Bryan Honeycutt seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from the Wharton County Recovery Team on behalf of Ms. Mamie Hayes, 902 W. Caney St., Wharton, Block 61, Lots 16B, 16C and 16F for a front property line setback variance of 4' from the required 25' setback and a side property line setback variance of 4' from the required 15' setback for the construction of a medically necessary accessible ramp. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

Adjournment. Chairman Michael Wootton adjourned the meeting at 4:36 p.m.

Michael Wootton, Chairman

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	8/17/2020	Agenda Item:	Request by Sohail Ali on behalf of SIAM investment LLC for Re-Plat of Wharton, Block 57, Lots18B & 18C.
<p>At this time, the Commission may review and consider a request by Sohail Ali on behalf of SIAM investment LLC for Re-Plat of Wharton, Block 57, Lots18B & 18C.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, August 13, 2020	
Approval:			
Chairman: Mike Wootten			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-2.

NOTE: If plat or re-plat 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.

<u>SOHAIL ALI</u>	<u>27 JUL 2020</u>
Name (Printed)	Date
<u>814 and 802 East Milam St, Wharton 77498</u>	<u>13007 VINTAGE MILL CT, RICHMOND TX 77469</u>
Physical Address	Mailing Address
<u>Wharton, Block 57, Lot 18B-18C</u>	<u>(281) 701-6146</u>
Legal Address	Phone

*ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
*ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:


<u></u>	<u>27 Jul 2020</u>
Signature	Date

Planning commission Meeting: 8/03/2020 @ 4:30pm (Monday) or 8/17/20
City Council Meeting: 8/10/2020 @ 7pm. (Monday) or 8/24/20

ADJACENT PROPERTY OWNER(S):

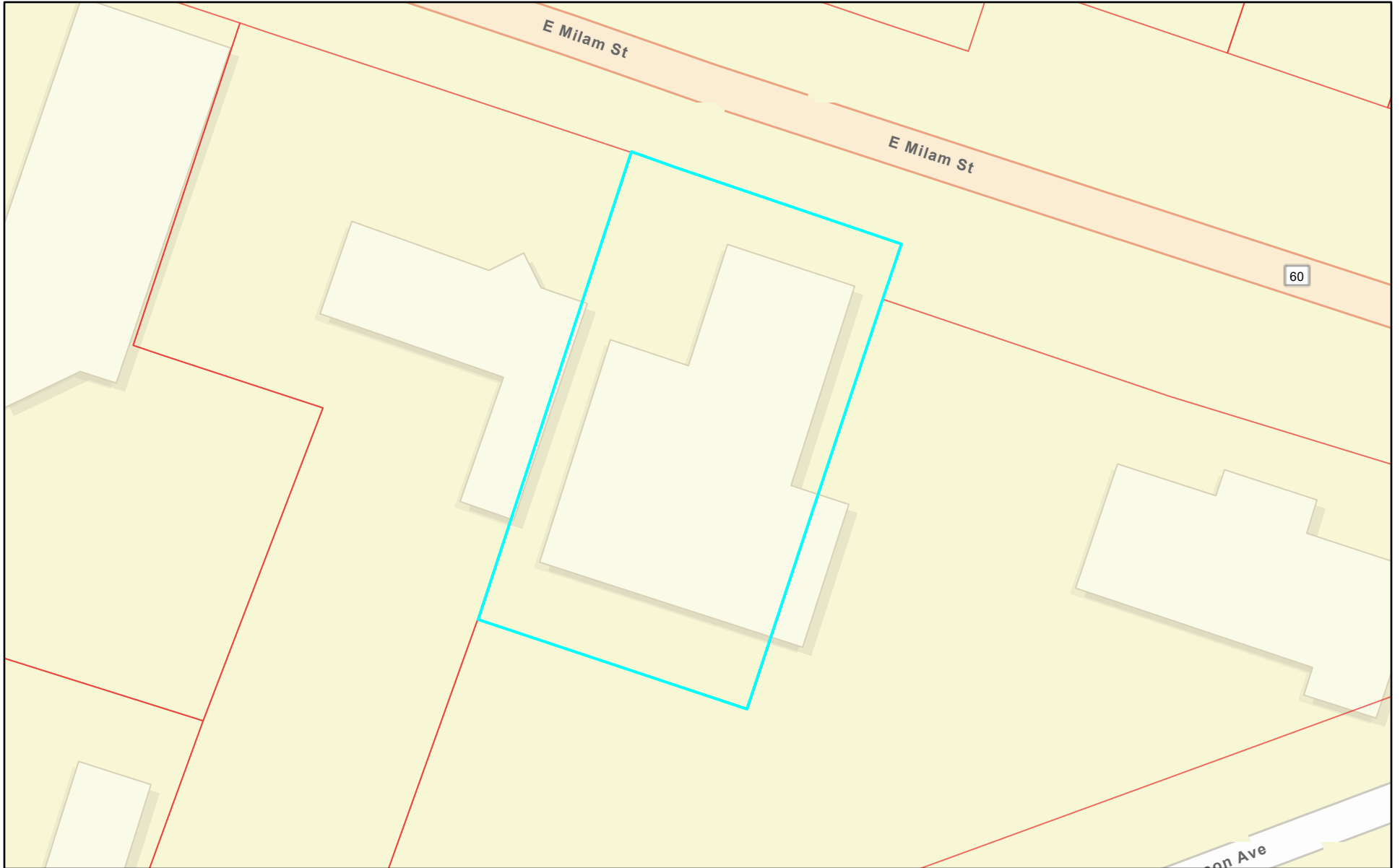
<u>Ruth & Rolando Lopez</u>	<u>(281) 610-5867</u>
Name	Phone
<u>Wharton, Block 57, Lot 16-18</u>	<u>720 E. Milam St.</u>
Legal Address	Physical Address
_____	_____
Name	Phone
_____	_____
Legal Address	Physical Address
_____	_____
Name	Phone
_____	_____
Legal Address	Physical Address

APPROVAL:

<u></u>	<u>8.3.2020</u>
Planning Department	Date
_____	_____
Chairman of the Planning Commission	Date
_____	_____
Mayor	Date


802 E Milam

Item-2.

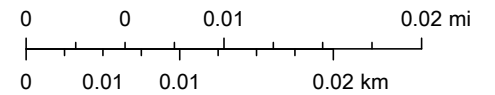


8/13/2020, 6:43:02 PM

 Parcels

 Abstracts

1:564



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

Wharton Central Appraisal District, BIS Consulting - www.bisc

- Page 9 -

Wharton CAD Property Search

Property ID: R026567 For Year 2020

Map



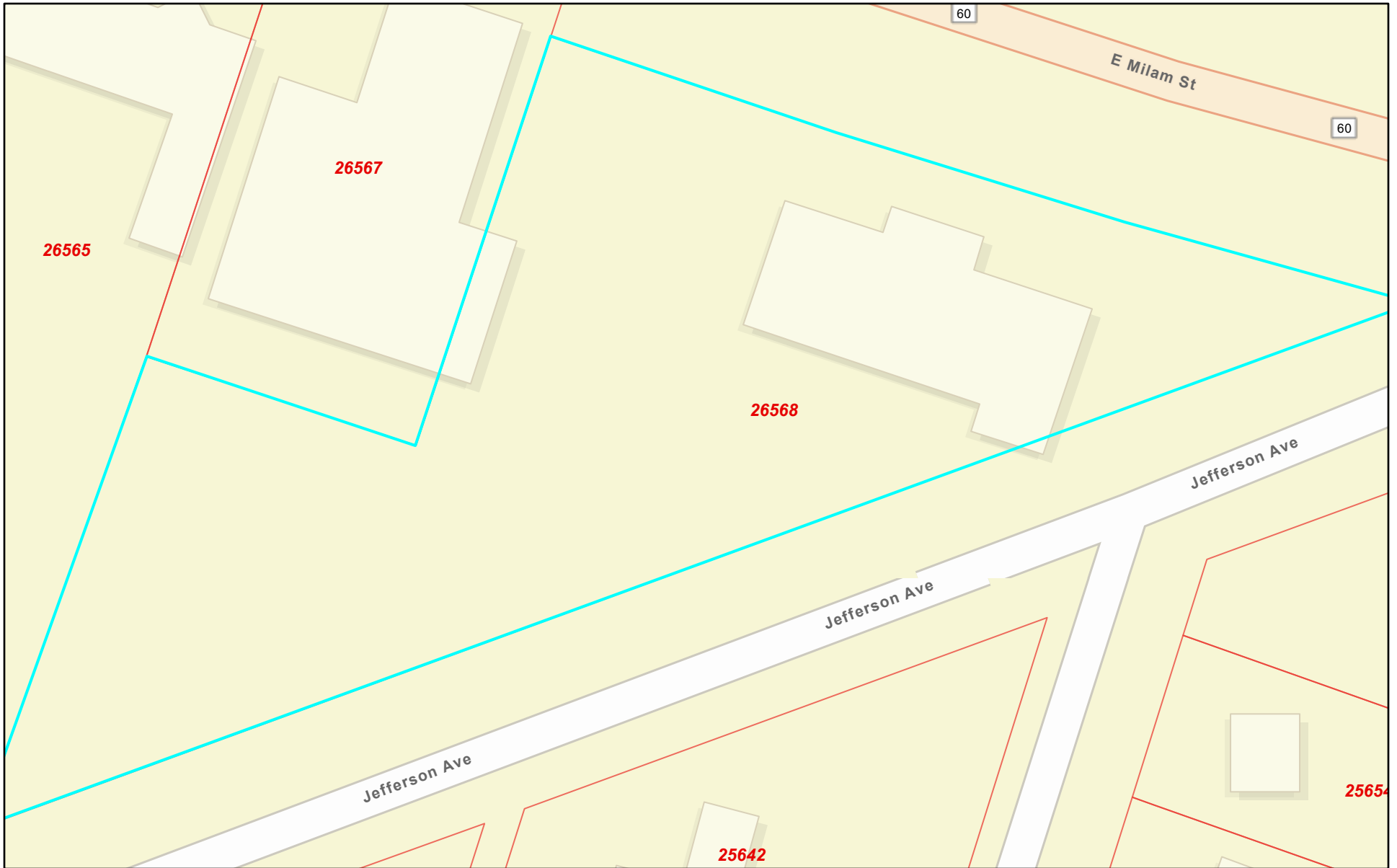
Source: Esri

Property Details



Account	
Property ID:	R026567
Legal Description:	WHARTON BLOCK 57 LOT 18B Acres:0.2796
Geographic ID:	11445-057-181-00
Agent:	214
Type:	R - REAL PROPERTY
Location	
Address:	802 E MILAM
Map ID:	
Owner	
Name:	SIAM INVESTMENTS LLC
Mailing Address:	13007 VINTAGE MILL CT RICHMOND, TX 77407-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

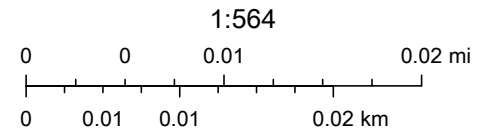
814 E Milam

Item-2.



8/13/2020, 6:41:55 PM

-  Parcels
-  Abstracts



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

Wharton Central Appraisal District, BIS Consulting - www.bis

Wharton CAD Property Search

Property ID: R026568 For Year 2020

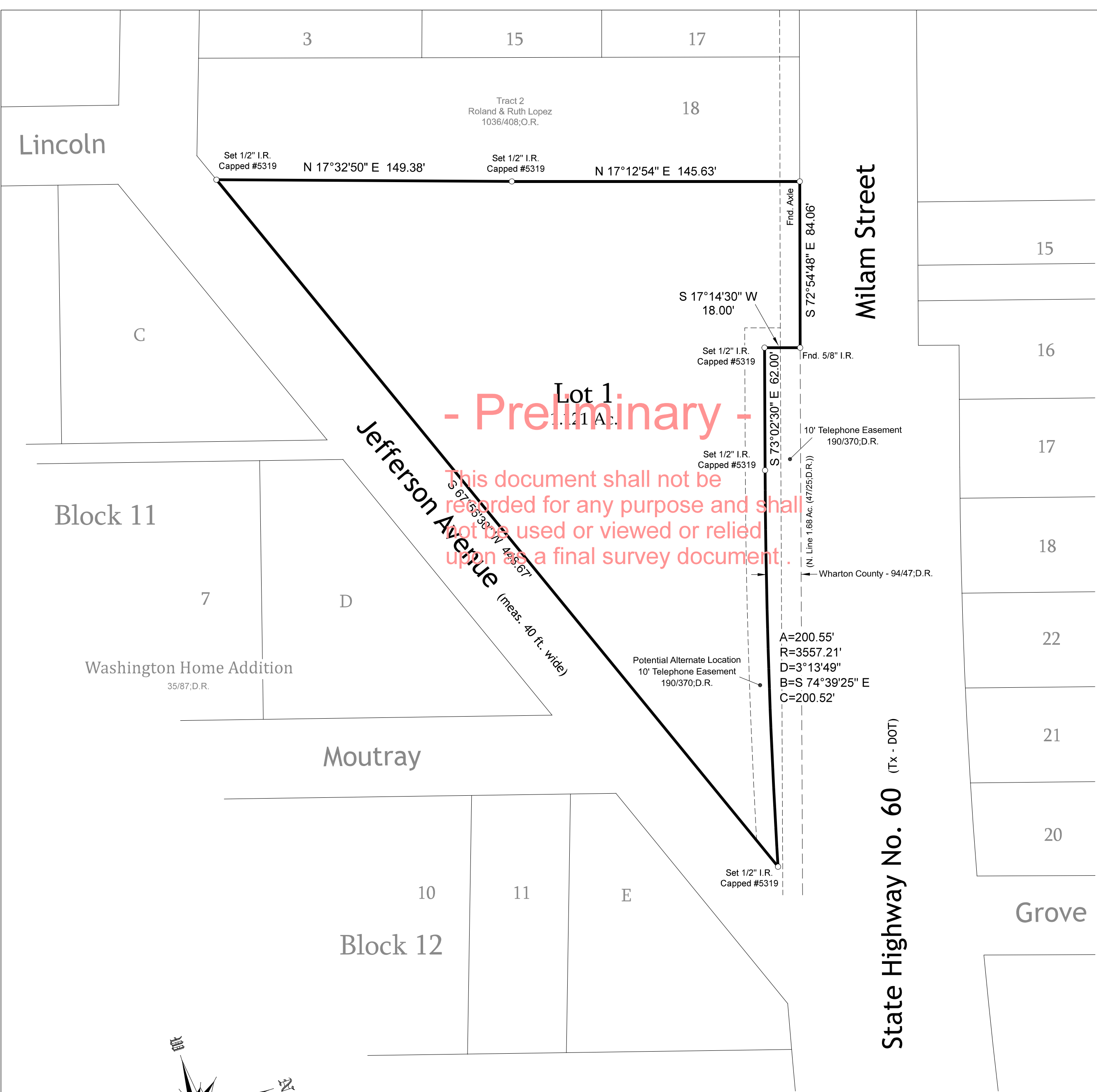
Map



Source: Esri,

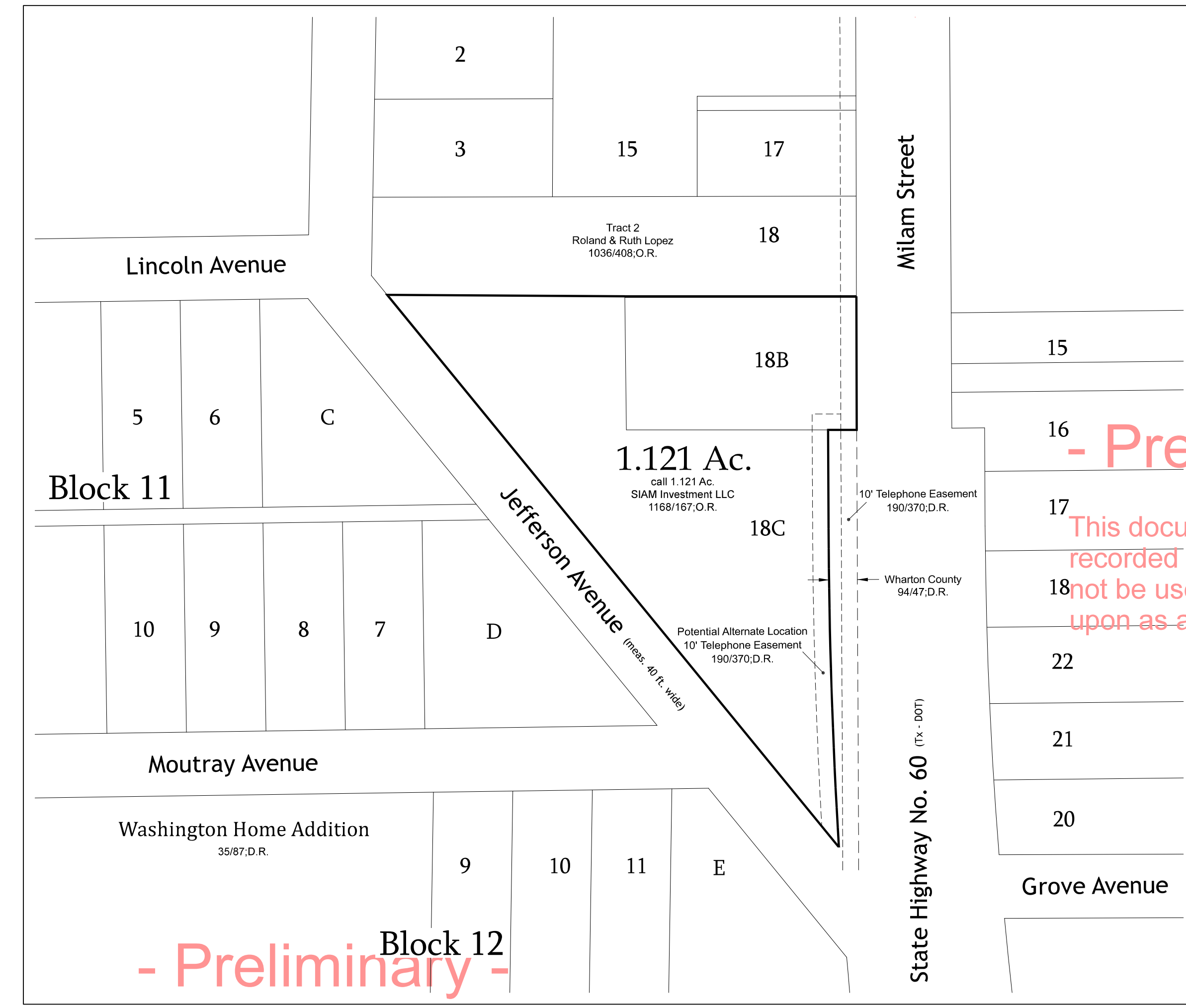
Property Details

Account	
Property ID:	R026568
Legal Description:	WHARTON BLOCK 57 LOT 18C Acres:0.8533
Geographic ID:	11445-057-183-00
Agent:	214
Type:	R - REAL PROPERTY
Location	
Address:	814 E MILAM
Map ID:	
Owner	
Name:	SIAM INVESTMENTS LLC
Mailing Address:	13007 VINTAGE MILL CT RICHMOND, TX 77407-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



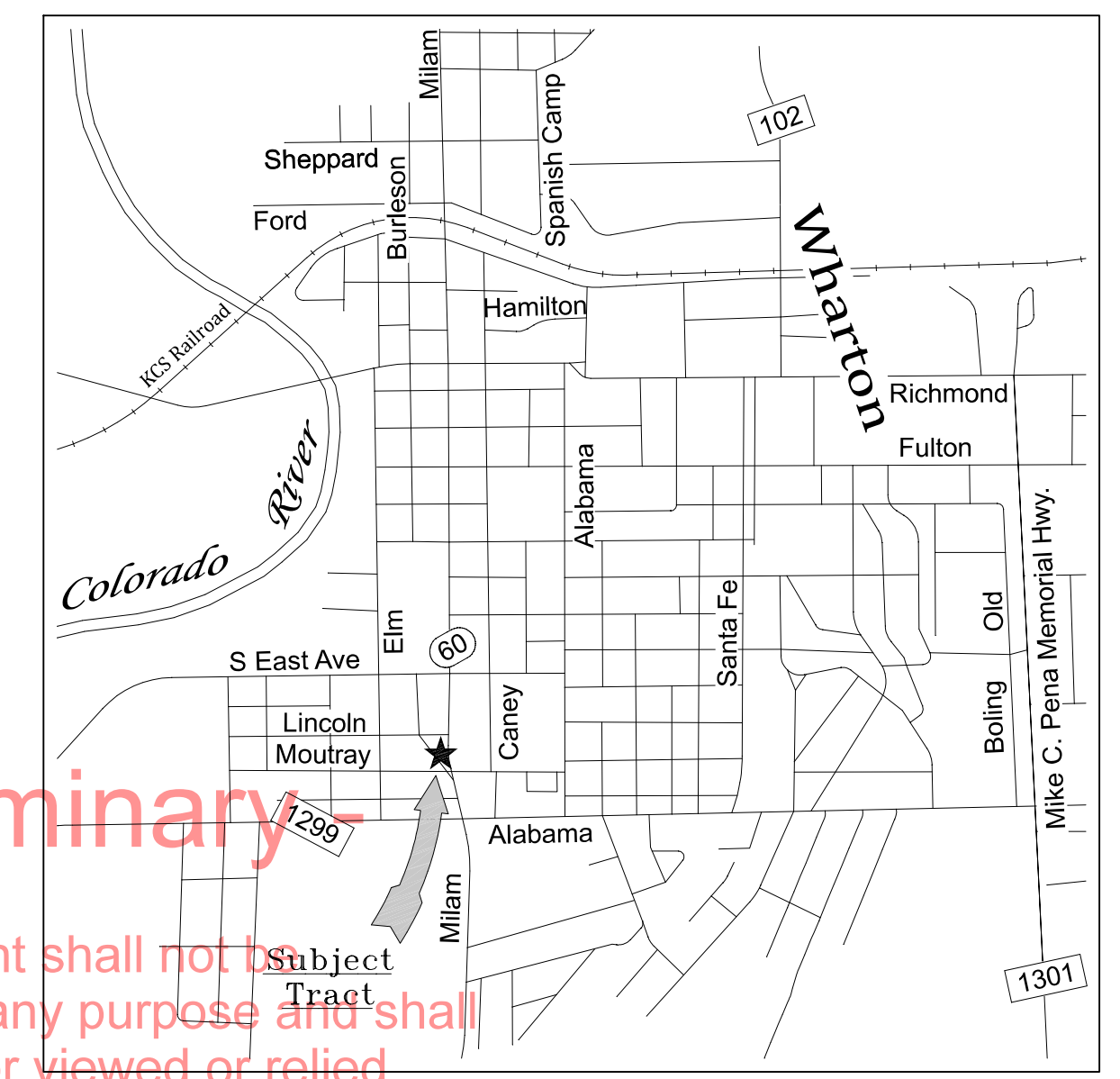
- Preliminary -

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



- Preliminary -

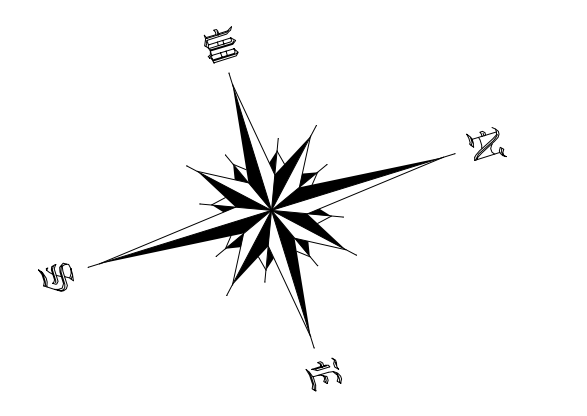
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



- 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.

Vicinity Map
No Scale



Scale: 1" = 40'



THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents:

That SIAM Investment LLC, owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designate said property as "Lots 18B & 18C, Block 57" in the City of Wharton, Wharton County, Texas, and does hereby bind itself, its heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand in Wharton, Wharton County, Texas, this _____ day of _____, 2020.

Sohail S. Ali
Manager

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Sohail S. Ali, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office
this _____ day of _____, 2020.

By _____
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

This plat is hereby approved by the Planning Commission of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

Chairman, Planning Commission Secretary, Planning Commission

Approved by the Planning Commission this _____ day of _____, 2020.

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

This plat is hereby approved by the City Council of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

Mayor City Secretary

Approved by the City Council this _____ day of _____, 2020.

THE STATE OF TEXAS
COUNTY OF WHARTON

I, Barbara Svatek, County Clerk in and for Wharton County, Texas, hereby certify that the foregoing instrument was filed for recordation in

my office on the _____ day of _____, 2020.

At _____ O'clock _____ M. in Slide Number _____ of the Plat Cabinet Records III, of Wharton County, Texas.

Witness my hand and seal of office, at Wharton, Wharton County, Texas, the day and date last above written.

County Clerk, Wharton County, Texas

By: _____
Deputy

- 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.

Preliminary Plat
of the
SIAM Investment LLC. Subdivision
of Lots 18B & 18C, Block 57
in the City of Wharton, William Kincheloe
League, Abstract No. 38, Wharton County, Texas

I, Robert W. Kolacny, am authorized under the laws of the State of Texas to practice the Profession of Land Surveying and hereby certify that the above plat is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron monuments.

Dated: July 22, 2020

Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056

Flood Hazard Boundary Information:
As of this date (July, 2020), "Lots 18B & 18C, Block 57", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Community No. 480654, Map No. 48481C0365F, dated December 21, 2017. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

1 Lot 0 Reserves 1 Block 08/04/2020

Developer:
SIAM Investment LLC
13007 Vintage Mill Ct.
Richmond, TX 77407
281 701 6146

ROBERT W. KOLACNY
AND ASSOCIATES, L.L.C.
RPLS#5319 FIRM# 10107000

140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: 803_814_E_Milam_S0.dwg
PROJECT: Wharton/City/Councilman
CRD: Wharton CRD
BY: W. Alvarez

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

PLANNING COMMISSION

Meeting Date:	8/17/2020	Agenda Item:	Request by Mr. Emilio Cervantes, 604 Maple St., Washington Homes, Block 1, Lots 1 and 2 for a setback variance to build a new home over an existing property line.
<p>At this time, the Commission may review and consider a request from Mr. Emilio Cervantes, 604 Maple St., Washington Homes, Block 1, Lots 1 and 2 for a setback variance to build a new home over an existing property line.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 16, 2020	
Approval: Chairman: Mike Wootton			

**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. 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.

Emilio Cervantes.
Name (Printed)
604 Maple St.
Physical Address
Washington/Holmes, Block 1, lot 1 & 2.
Legal Address

8/11/2020.
Date
3125 Crestdale Dr Apt #1506 Houston Tx
Mailing Address
(713) 805-9389.
Phone
77080

Describe the variance request and the reason for requesting variance:

Requesting variance to construct a residence over a property line dividing two lots owned by Mr. Emilio Cervantes.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Emilio C
Signature
8/11/2020.
Date
Planning Commission Meeting: 8/17/2020 @ 4:30 PM
City Council Meeting: 8/24/2020 @ 7:00 PM

Building line setbacks Only	
Residential	\$100.00 <input checked="" type="checkbox"/>
Non-Residential	\$150.00 <input type="checkbox"/>
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Name

Legal Address

Name

Legal Address

Name

Legal Address

Phone

Physical Address

Phone

Physical Address

Phone

Physical Address

APPROVAL:

[Signature]
Planning Department

Chairman of the Planning Commission

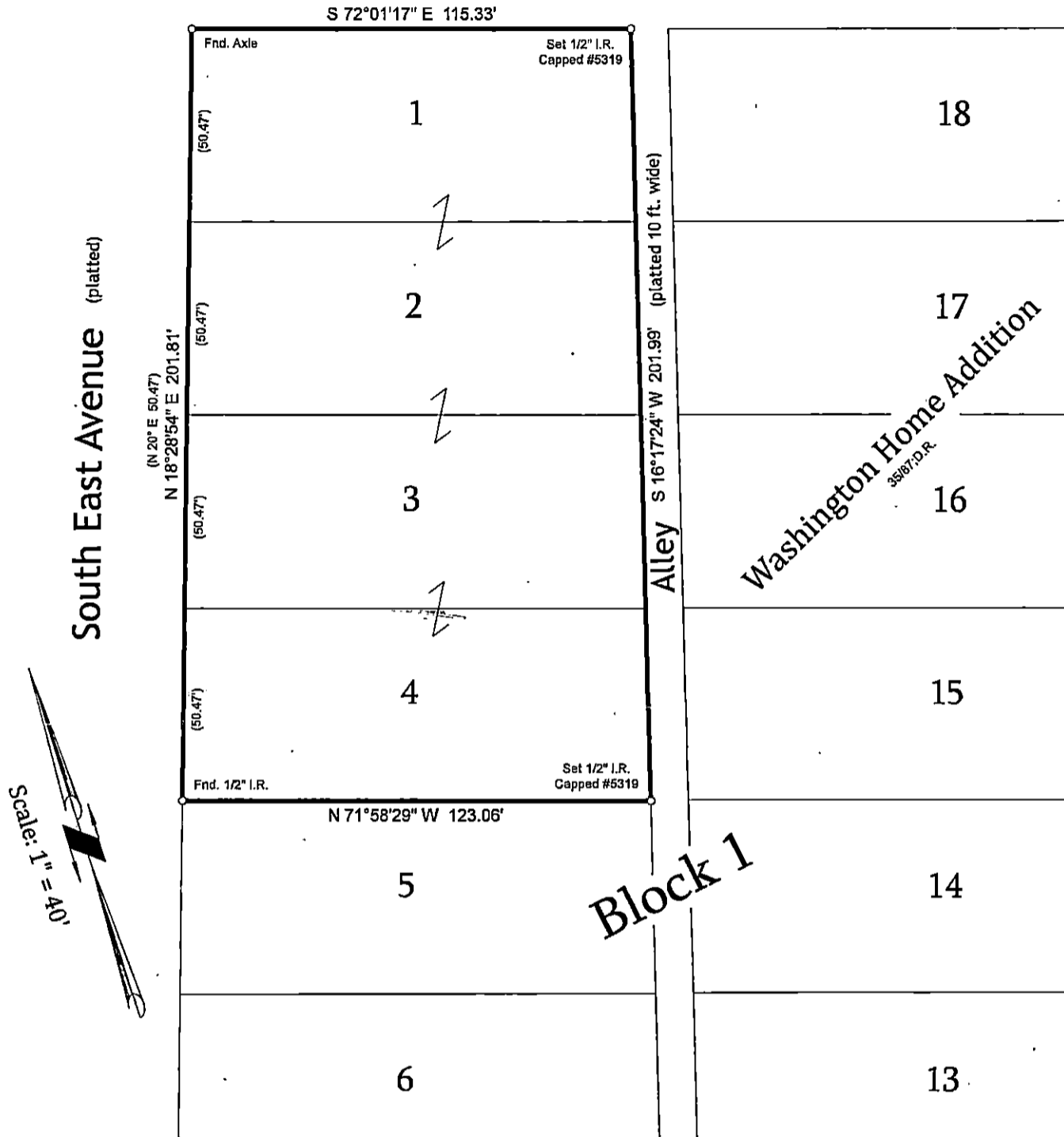
Mayor

8.11.2020
Date

Date

Date

Maple Street (platted 50 ft. wide)



SURVEY PLAT

LOTS ONE (1), TWO (2); THREE (3) AND FOUR (4), BLOCK ONE (1), WASHINGTON HOMES ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF, RECORDED IN VOLUME 35, PAGE 87, OF THE WHARTON COUNTY DEED RECORDS.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, February 19, 2018.



Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056



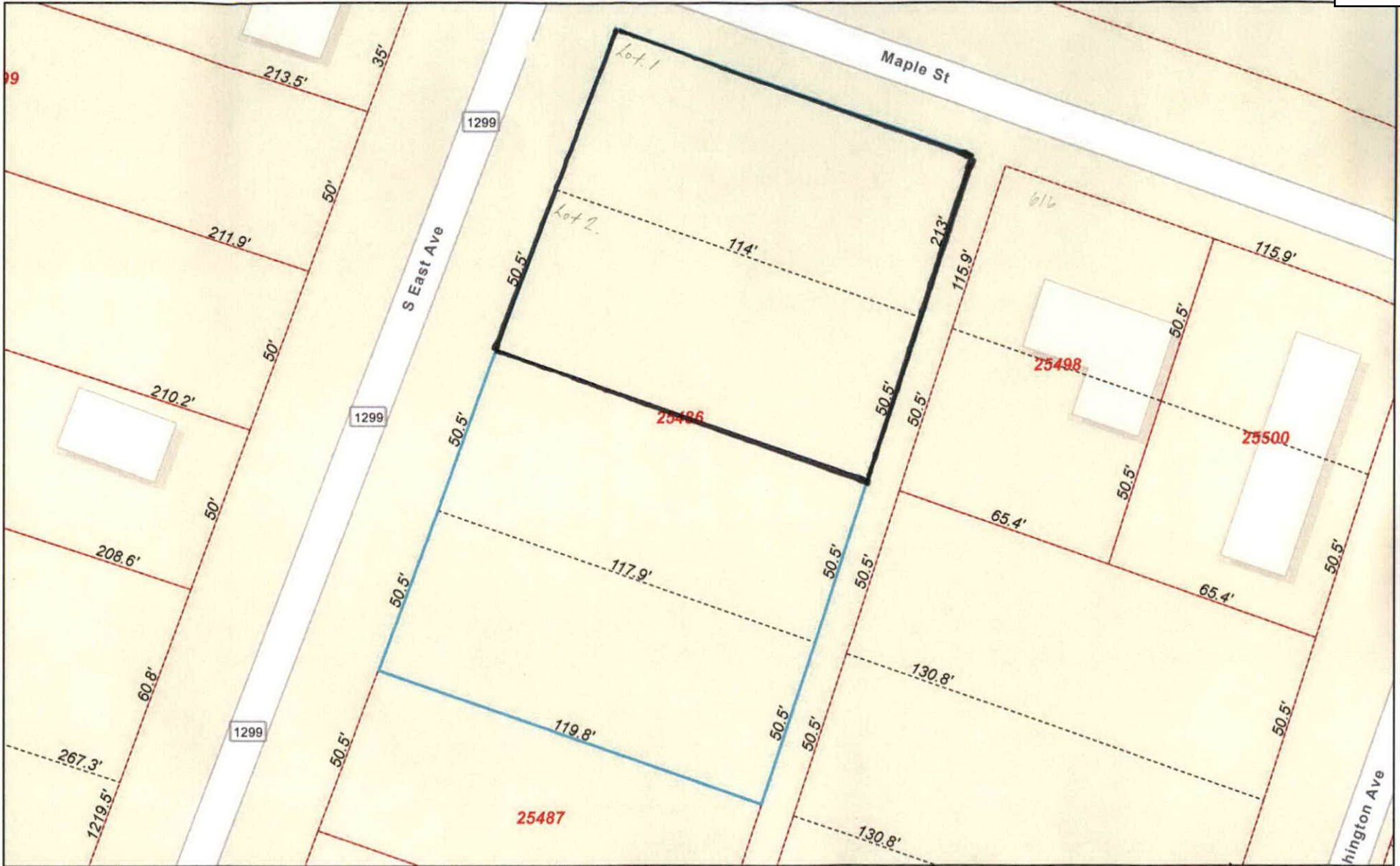
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979 532 8056

- Registered Professional Land - Page 16 -

OFFICE (979) 532-8056 - kolacny.survey@gmail.com

Building Over Existing Property Line (604 Maple St.)

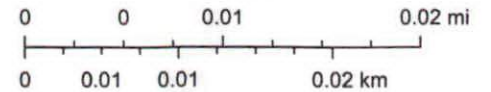
Item-3.



8/10/2020, 10:52:10 AM

Parcels Abstracts Lot Lines

1:564



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



Wharton Central Appraisal District, BIS Consulting - www.bi

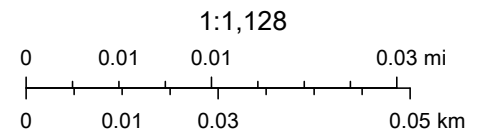
604 Maple

Item-3.



8/13/2020, 6:56:45 PM

-  Parcels
-  Abstracts



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

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