



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, October 04, 2021  
4:30 PM**

***120 E. CANEY, WHARTON, TX, 77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, October 04, 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 30 day of September 2021.


By: /s/Mike Wooton  
Mike Wooton  
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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on September 30, 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 30 day of September 2021.

**CITY OF WHARTON**

By:   
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, October 04, 2021**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Reading of the minutes from the regular meeting held September 20, 2021.
2. Request by Elma Samora at 1215 College St, GRAHAM BLOCK 1 LOT 3 for 4' variance from the required 25' setback from the front lot line.
3. Request by Chapel Creek Construction, LLC. at 309 N Richmond Rd., WHARTON BLK 32 L2 (replat) for 10' variance from required 35' front property line setback and 8'5" variance from required 20' setback between commercial and residential property.
4. Request by Chapel Creek Constriction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 8'5" variance from required 25' rear property line setback.

**Adjournment.**

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

**Monday, September 20, 2021  
4:30 P.M.**

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

Commissioners present were: Burnell Neal, Adraylle Watson and Mike Wootton.

Commissioners absent were: Rob Kolacny, Michael Quinn, Marshall Francis and Russell Cenko.

Staff members present were: Paula Favors, Asst. City Manager and Claudia Velasquez, Asst. to the Building Official.

Visitors present were: Shannon Srubar, Wharton County Sherriff and Brad Cutright, Cutright/Prihoda Architectures.

**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 minutes from the special called meeting held September 7, 2021. Adraylle Watson, Commissioner moved to approve the minutes as presented. Burnell Neal, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a Wharton Co. Sherriff's Office for a 10' front building line setback variance from the required 25' setback at 315 E. Elm St., Wharton Block 17 out Lot 3,4 Block 18 Out Lot-All except 10 for installation of a training facility, Emergency Operations Center and parking. Mike Wootton, Commissioner moved to recommend the variance to the City Council for final approval. Burnell Neal, Commissioner seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:42 p.m.

\_\_\_\_\_  
Mike Wootton, Chairperson

\_\_\_\_\_  
Rob Kolacny, Secretary

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

## PLANNING COMMISSION

Meeting Date:	10/4/2021	Agenda Item:	Request by Elma Samora at 1215 College St, GRAHAM BLOCK 1 LOT 3 for 4' variance from the required 25' setback from the front lot line.
<p>At this time, the Commission may review and consider a request by Elma Samora at 1215 College St, GRAHAM BLOCK 1 LOT 3 for 4' variance from the required 25' setback from the front lot line.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, September 30, 2021	
Approval:			
Chairman: Mike Wootton			





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

## PLANNING COMMISSION

Meeting Date:	10/4/2021	Agenda Item:	Request by Chapel Creek Construction, LLC. at 309 N Richmond Rd., WHARTON BLK 32 L2 (replat) for 10' variance from required 35' front property line setback and 8'5" variance from required 20' setback between commercial and residential property.
<p>At this time, the Commission may review and consider a request by Chapel Creek Construction, LLC. at 309 N Richmond Rd., WHARTON BLK 32 L2 (replat) for 10' variance from required 35' front property line setback and 8'5" variance from required 20' setback between commercial and residential property.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, September 30, 2021	
Approval:			
Chairman: Mike Wootton			









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

## PLANNING COMMISSION

Meeting Date:	10/4/2021	Agenda Item:	Request by Chapel Creek Constriction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 8'5" variance from required 25' rear property line setback.
<p>At this time, the Commission may review and consider a request by Chapel Creek Constriction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 8'5" variance from required 25' rear property line setback.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, September 30, 2021	
Approval:			
Chairman: Mike Wootton			

**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.  
Chapel Creek Construction, LLC - The Brooks at Caney Creek 09/28/21

Name (Printed) 398 Hamilton St, House F Date 09/28/21  
 Physical Address Hamilton Place Block 32 lot 1 - .79 acres Mailing Address 3722 Lost Creek Blvd, Austin, TX 78735  
 Legal Address \_\_\_\_\_ Phone \_\_\_\_\_

Describe the variance request and the reason for requesting variance:

City Code - Rear Setback (rear yard abuts street) = 15'

Requested Rear Setback = 6.54' on closest corner. Property is unusual shape that doesn't permit the full house to have the required rear setback. The house will face the interior courtyard, making Hamilton St the back porch of the house.

**ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:**

**SIGNATURE OF APPLICANT:**

[Signature] 09/28/21  
 Signature Date  
 Planning Commission Meeting: 10-4-2021 4:30pm  
 City Council Meeting: 10-11-2021 7:00pm

**Building line setbacks Only**  
 Residential \$100.00 Fee waver per approval by City  
 Non-Residential \$150.00 Council  
**Non-Refundable fee**  
 Effective November 3, 2006

**ADJACENT PROPERTY OWNER (S):**

Wharton Chamber of Commerce  
 Name (979) 532-1862  
 Phone Wharton BLK 32 L4-6, Ha 777423  
 Physical Address Dianne Segrest  
 Name Hamilton Place BLK 32 L6  
 Physical Address Mania Martinez  
 Name Wharton BLK 32 L2A  
 Physical Address

(979) 532-1862  
 Phone 225 N. Richmond  
 Physical Address NA  
 Phone 318 Hamilton St  
 Physical Address 317 N. Richmond  
 Physical Address

**APPROVAL:**

[Signature]  
 Planning Department

9-29-2021  
 Date

\_\_\_\_\_  
 Chairman of the Planning Commission

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Date

**PREPARED FOR:**  
 CHAVEL CREEK PARTNERS, LLC  
 11000 CHAVEL CREEK AVENUE  
 DALLAS, TX 75242

**PREPARED BY:**  
 CRABTREE GROUP INC.  
 4550 S. GARDNER ROAD  
 FORT WORTH, TX 76103

**SCALE:**  
 1" = 20'

**REVISIONS:**

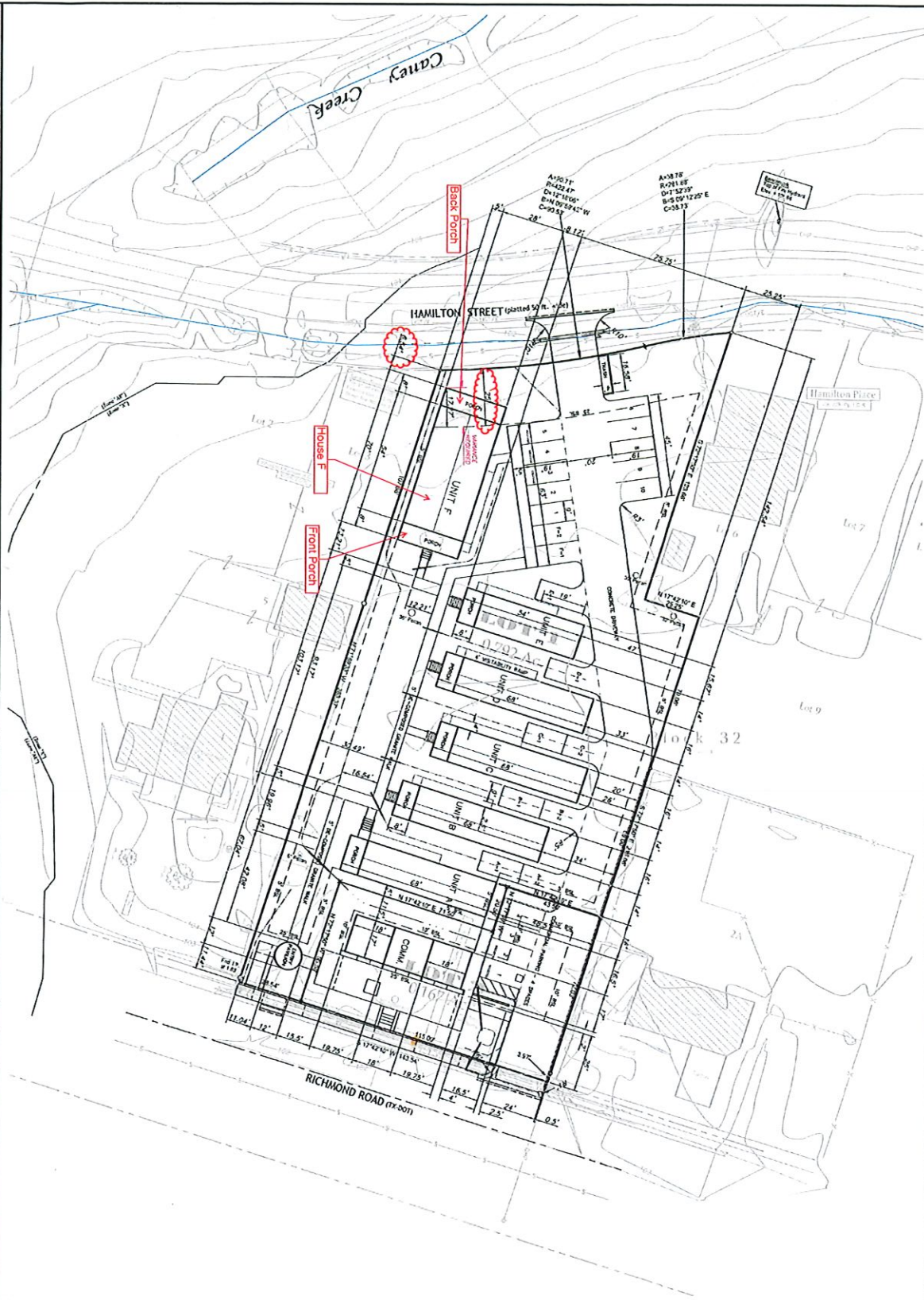
NO.	DATE	BY	REVISION

**CITY OF WHARTON, TX**  
 DESIGNED BY: P/C/JP  
 APPROVED BY: P/C/JP  
 CHECKED BY: P/C/TV  
 SCALE: 1"=20'  
 BENCHMARK: 20' OF THE PROJECT EAST OF CORNER OF PROJECT SEE EMBLEM-1054  
 DATE: APRIL 2020



**THE BROOKS AT CANEY CREEK**  
 CIVIL ENGINEERING PLANS  
 SITE DIMENSIONS

SHEET NO. 2  
 OF 8 SHEETS  
 PRODUCT NO. 18064



**LEGEND**

- PROJECT BOUNDARY
- NEW BUILDING FOOTPRINT
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW DRAINAGE LINE
- EXISTING FENCE
- NEW CONCRETE FLOWLINE
- NEW BRICKWALL
- NEW CULVERT
- NEW "TOP" SIGN
- NEW "TOP" SIGN
- NEW TO NOT ENTER SIGN
- NEW FLALED DIS SIGN
- CONSTRUCTION NOTE CALL-OUT
- NEW GARAGE
- NEW SHED ELEVATION
- FINISHED FLOOR
- FINISHED SURFACE
- FINISHED GROUND
- FINISHING
- FINISHING
- TOP OF CURB
- NEW POINT
- LOW POINT
- BUILDING SETBACK LINE

**GRAPHIC SCALE:** 0' 20' 40' 60'

**CONTROLLER INTERVAL = 1 FOOT**

