



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, June 03, 2019
4:30 PM**

120 E. CANEY ST.

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission will be held on Monday, June 03, 2019 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 May 2019.

By: /s/ Mike Wootton
Mike Wootton, Chairman

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 May 30, 2019, 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 30 day of May 2019.

CITY OF WHARTON

By: *Paula Favors*
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission
Monday, June 03, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held May 6, 2019.
2. Request by Mr. David Farris to Re-Plat 821 Branch St., C.W. Wilson, Block 60, Lot 3 & 4.
3. Requests by Eddie Phynon for:
 - A. A 0' foot setback variance to build across property lines.
 - B. A 3' side building line setback variance at 312 S. Sheppard St., Cline, Block 4, Lots 13A & 14A for new residential construction.
4. Request by Fred Johnson with the Boys & Girls Club of Wharton for a 7' front building line setback variance for placement of a sign at 2120 Newton St., Ahldag, Block 15, Lots 15, 15A, 15-A & 16A.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	6/3/2019	Agenda Item:	Reading of the minutes from the meeting held May 6, 2019.
<p>At this time, the Commission may review and approve the minutes from the meeting held May 6, 2019.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, May 30, 2019	
Approval:			
Chairman: Mike Wootton			

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

**Monday, May 6, 2019
4:30 P.M.**

Vice-Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 4:40 p.m.

Commissioners present were: I. O. Coleman, Jr., Billie Jones, Robert Kolacny and Marshall Francis.

Commissioners absent were: Michael Wootton, Michael Quinn, and Russell Cenko.

Staff members present were: Community Development Director Gwyneth Teves and Building Official Ronnie Bollom.

Visitors present were: Ms. Virginia Grudziecke and Mr. Damon Parker.

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 meeting held March 18, 2019. Commissioner Robert Kolacny moved to approve the minutes as presented. Commissioner Billie Jones seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request by John & Virginia Grudziecke to Re-Plat 305 S. East Ave., Wharton, Block 58, Lots 1,2. Ms. Grudziecke addressed the Commission and advised the properties would be used for residential. After a brief discussion, Commissioner Marshall Francis moved to recommend the replat to City Council for final approval. Commissioner Billie Jones seconded the motion. All voted in favor.

The third item on the agenda was to review and consider request by Willia M. Allen for a front building line setback variance at 708 Branch St., Wharton A. Jackson, Block 60A, Lot 29A for construction of a carport. Building Official Ronnie Bollom did make a recommendation on the Commission approving Option #2 as drawn on the site plan. Mr. Damon Parker advised they would prefer to use Option #2 also. After a brief discussion, Commissioner Marshall Francis moved to recommend the variance to City Council for final approval. Commissioner Robert Kolacny seconded the motion.

Adjournment. Vice-Chairman I. O. Coleman, Jr. adjourned the meeting at 4:45 p.m.

I. O. Coleman, Jr., Chairman

Billie H. Jones, Secretary

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

PLANNING COMMISSION

Meeting Date:	6/3/2019	Agenda Item:	Request by Mr. David Farris to Re-Plat 821 Branch St., C.W. Wilson, Block 60, Lot 3 & 4.
<p>At this time, the Commission may review and consider a request by Mr. David Farris to Re-Plat 821 Branch St., C.W. Wilson, Block 60, Lot 3 & 4 for residential construction.</p> <p>Mr. Farris will be receiving a new home through the Wharton Long Term Recovery Team and to better utilize his properties for the build the replat is necessary.</p> <p>Mr. Farris or a representative from Wharton Long Term Recovery will be available for questions.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, May 30, 2019	
Approval:			
Chairman: Mike Wootton			

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

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.

David Farris
Name (Printed)

801 Branch St
Physical Address

Legal Address

4/22/19
Date

1124 W Caney St.
Mailing Address

479-251-2122
Phone

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

SIGNATURE OF APPLICANT:

David W. Farris
Signature

04-22-2019
Date

Planning commission Meeting: 6.3.19 4:30pm
City Council Meeting: 6.10.19 7pm

ADJACENT PROPERTY OWNER(S):

David Farris
Name

CW Wilson Block 60 Lot 3
Legal Address

Robert Lee Farris est n Charles Farris
Name

C.W. Wilson Block 60 Lot 4A
Legal Address

Phone
Hendon
Physical Address

Phone
819 Branch
Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

[Signature]
Planning Department

5.30.19
Date

Chairman of the Planning Commission

Date

Mayor

Date

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

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.

David Farris
Name (Printed)

4-22-19
Date

Hendon
Physical Address

1124 ~~1114~~ W. Caney St. Wharton
Mailing Address

C. W. Wilson Block 60 Lot 3
Legal Address

979-257-2122 TX 77488
Phone

Acres 0.1157

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

SIGNATURE OF APPLICANT:

David W Farris
Signature

04-22-2019
Date

Planning commission Meeting: 6.3.19 4:30p
City Council Meeting: 6.10.19 7pm

ADJACENT PROPERTY OWNER(S):

Charles W. Rogers
Name

Phone

C.W. Wilson Block 60 Lot 2
Legal Address

Hendon St.
Physical Address

Robert Lee Farris Est of Charles Farris
Name

Phone

C.W. Wilson Block 60 Lot 4A Acres
Legal Address

819 Branch
Physical Address

0.0579

Name

Phone

Legal Address

Physical Address

APPROVAL:

[Signature]
Planning Department

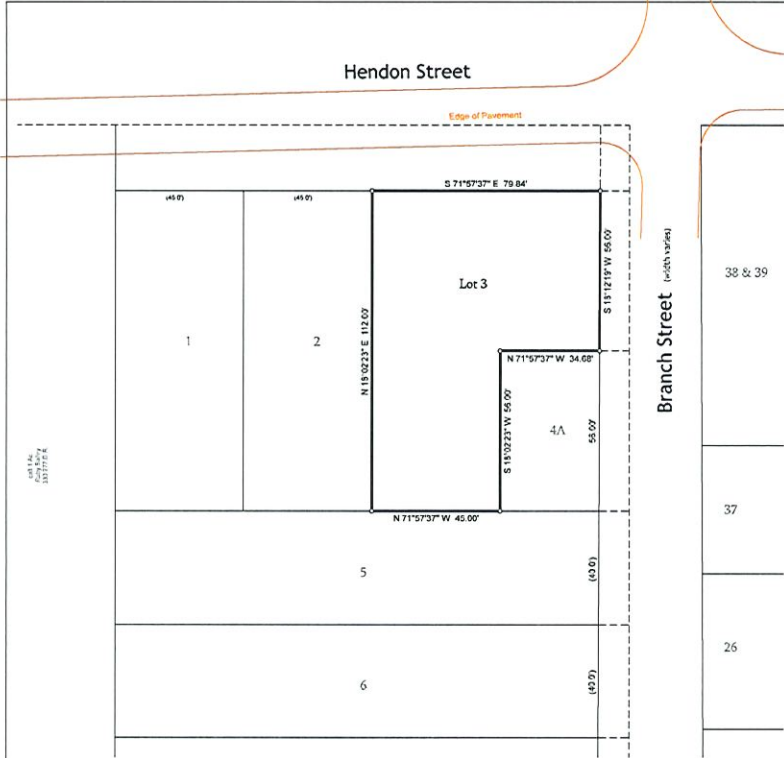
5.30.19
Date

Chairman of the Planning Commission

Date

Mayor

Date



LEGEND
 O --- 1" = 1" S. of Copied #9319



Flood Hazard Boundary Information:

As of this date (May, 2019), the "Re-plot of Lot 3 and a Portion of Lot 4, C. W. Wilson Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Community No. 480654, Map No. 48481C02355 F, 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 FIRMI 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.

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

Known all men by these presents:

That the City of Wharton, 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 the "Re-plot of Lot 3 and a Portion of Lot 4, C. W. Wilson Subdivision", 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 _____, 2019.

Mayor

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Tim Barker, 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 _____, 2019.

By _____
 Notary Public in and for the State of Texas

Note:
 The tract is located wholly within the city limits of the City of Wharton, Wharton County, 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 _____, 2019.

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 _____, 2019.

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: May 3, 2019.

Robert W. Kolacny

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



Preliminary Plat
 of the
**Re-plot of
 Lot 3 and a
 Portion of Lot 4,
 C. W. Wilson Subdivision**
 City of Wharton
 in the A. Jackson Lg., A-34
 Wharton County, TX

1 Lot 0 Reserves 1 Block 05/07/2019

Developers
 City of Wharton
 120 E. Canby St.
 Wharton, TX 77488
 (979) 532-2491

ROBERT W. KOLACNY
 Registered Professional Land Surveyor
 No. 5319

PLS: Replot Lot 3 and portion Lot 4 S34 Aug
 PROJECT: Wharton City Council
 CAD: D. Terina, CHD
 DTD: 5/7/19

1615 WHARTON STREET, WHARTON, TEXAS 77882 (979) 532-8056
 Registered Professional Land Surveyors
 OFFICE: (979) 532-8056 kolacny@rwk.com

Wharton CAD Property Search

Property ID: R026838 For Year 2019

Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph

Property Details

Account	
Property ID:	R026838
Legal Description:	C.W.WILSON BLOCK 60 LOT 4 Acres:0.0579
Geographic ID:	11460-001-040-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	821 BRANCH
Map ID:	
Neighborhood CD:	F-ZONE W
Owner	
Owner ID:	624679
Name:	FARRIS DAVID W
Mailing Address:	114 W CANEY WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Wharton CAD Property Search

Property ID: R026837 For Year 2019

Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph

Property Details

Account	
Property ID:	R026837
Legal Description:	C.W.WILSON BLOCK 60 LOT 3 Acres:0.1157
Geographic ID:	11460-001-030-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	HENDON
Map ID:	
Neighborhood CD:	F-ZONE W
Owner	
Owner ID:	624679
Name:	FARRIS DAVID W
Mailing Address:	114 W CANEY WHARTON, TX 77488
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

PLANNING COMMISSION

Meeting Date:	6/3/2019	Agenda Item:	Requests by Eddie Phynon for: A. A 0' foot setback variance to build across property lines. B. A 3' side building line setback variance at 312 S. Sheppard St., Cline, Block 4, Lots 13A & 14A for new residential construction.
<p>At this time, the Commission may review and consider requests by Mr. Eddie Phynon for:</p> <ul style="list-style-type: none"> A. A 0' foot setback variance to build across property lines. Mr. Phynon had a previous home that was built on the lots over the property lines prior to demolition. This will allow the residence to replace the demolished one. B. A 3' side building line setback variance at 312 S. Sheppard St., Cline, Block 4, Lots 13A & 14A for new residential construction. <p>A representative from J & J Construction will be available for questions.</p> <p>See attached application and supporting documents.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, May 30, 2019	
Approval:			
Chairman: Mike Wootton			

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

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.

Eddie Phynon
Name (Printed)

05/16/19
Date

314 S. Sheppard
Physical Address

PO, 1175 Wharton
Mailing Address

Cline, Blk 4, Lot 13A & 14A
Legal Address

979-453-0685 Emma Bowsier
Phone

Describe the variance request and the reason for requesting variance:

Requesting a 3'-0" exterior setback variance from required 5'-0" setback (alley side) for 38'-0" residential construction.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Eddie Phynon
Signature 5/16/19
Date

Planning Commission Meeting: 6-3-19 4:30p
City Council Meeting: 6-10-19 7pm

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):

Thelma Turner
Name

Phone

Cline, Block 4, Lot 1A & 2A.
Legal Address

304 S. Sheppard
Physical Address

Gene Hardemon
Name

Phone

Cline, Block 4, Lot 13B & 14B
Legal Address

310 S. Sheppard
Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:

[Signature]
Planning Department

5.30.19
Date

Chairman of the Planning Commission

Date

Mayor

Date



City of Wharton

120 E. Caney • Wharton, TX 77488
Phone (979) 532-2491 • Fax (979) 532-0181

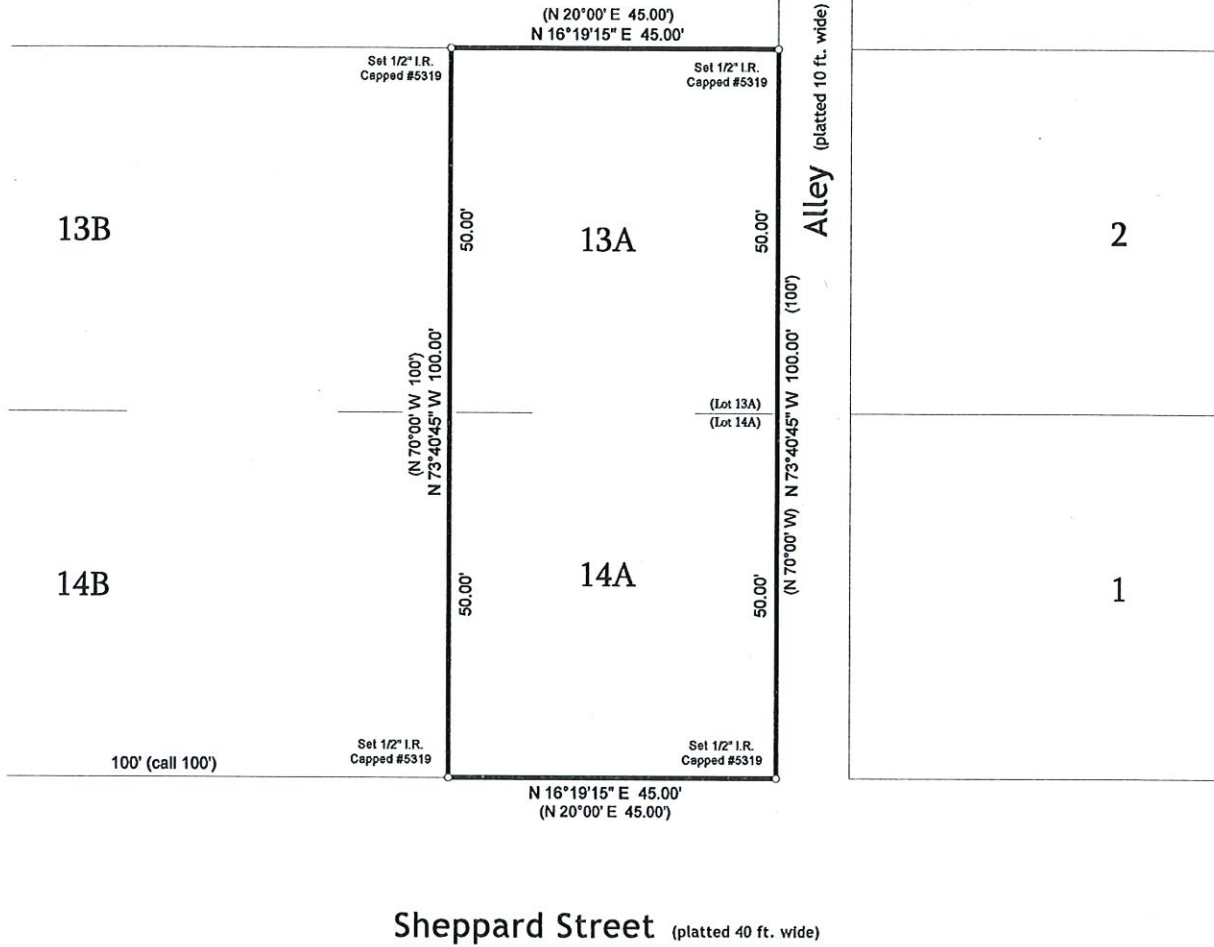
MEMORANDUM

DATE: May 15, 2019
FROM: Ronnie Bollom, Building Official
TO: Honorable Mayor and City Council
SUBJECT: Application to City Council for Variance by Eddie Phynon

Attached is an application submitted by Eddie Phynon, 314 S Sheppard St., Cline, Block 4, Lot 13A & 14A. Mr. Phynon Jr requesting a 3'-0" exterior setback variance from the required 5'-0" setback for new residential construction on 45'-0' lot.

Supporting documents are attached for your review.

If you should have any questions, please contact me at City Hall at 979-532-2491. Thank You.



Sheppard Street (platted 40 ft. wide)



SURVEY PLAT

SHOWING LOTS 13 A AND 14 A (A 45 FT. X 100 FT. TRACT), BLOCK FOUR, OF THE "CLINE ADDITION", CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER REVISED CITY MAP THEREOF RECORDED IN VOLUME 163, PAGE 3, ET SEQ, OF THE WHARTON COUNTY DEED RECORDS.

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

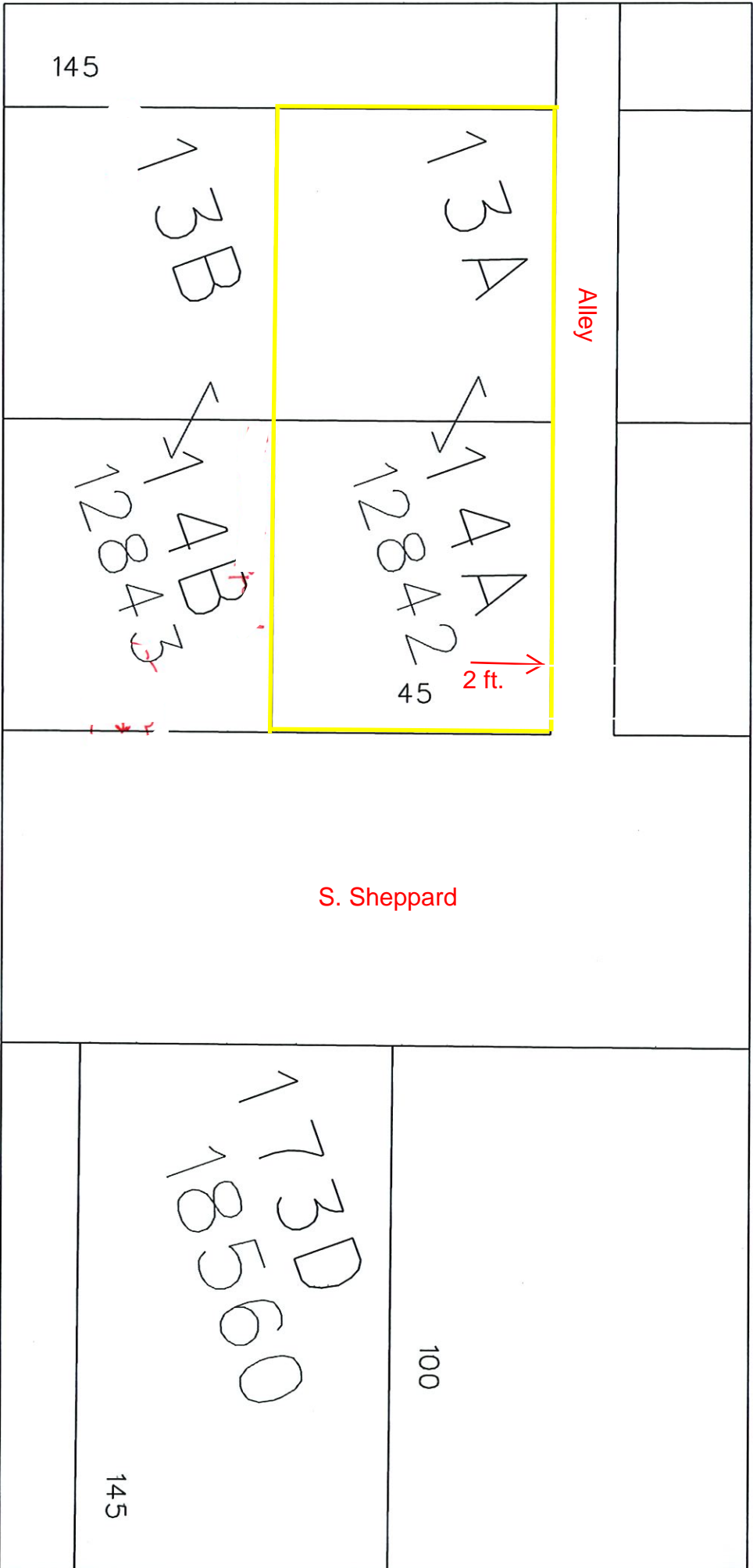
I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, May 13, 2019.

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



Wharton CAD Property Search

Property ID: R012842 For Year 2019

Map



Property Details

Account	
Property ID:	R012842
Legal Description:	CLINE BLOCK 4 LOT 13A,14A Acres:0.1033
Geographic ID:	10240-004-013-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	314 S SHEPPARD
Map ID:	
Neighborhood CD:	F-ZONE W
Owner	
Owner ID:	12842
Name:	KING EDDIE EST %PHYNON EDDIE
Mailing Address:	314 S SHEPPARD WHARTON, TX 77488
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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

PLANNING COMMISSION

Meeting Date:	6/3/2019	Agenda Item:	Request by Fred Johnson with the Boys & Girls Club of Wharton for a 7' front building line setback variance for placement of a sign at 2120 Newton St., Ahldag, Block 15, Lots 15, 15A, 15-A & 16A.
<p>At this time, the Commission may review and consider requests by Mr. Fred Johnson with the Boys & Girls Club of Wharton for a 7' front building line setback variance for placement of a sign at 2120 Newton St., Ahldag, Block 15, Lots 15, 15A, 15-A & 16A.</p> <p>A representative from Fast Signs will be available for questions.</p> <p>See attached application and supporting documents.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, May 30, 2019	
Approval:			
Chairman: Mike Wootton			

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

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.

Fred Johnson Boys' Girls Club - Director 5/16/2019
 Name (Printed) Date
2120 Newton St., (Boys & Girls Club) 815 Crosby St., Houston, TX 77019
 Physical Address Mailing Address
Ahldag, Block 15, Lot 15, 15A, 15-A, 16A (979) 282-9660
 Legal Address Phone

Describe the variance request and the reason for requesting variance:

4 Foot by 8 foot sign on pipe posts that are 3 inch around that will be dug into the ground 24" and stick out 6 feet tall with brackets to hold the sign facing the street. Requesting 7'-0" front setback variance from 10'-0 setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Fred Johnson 5/16/19.
 Signature Date
 Planning Commission Meeting: 6.3.19 4:30p
 City Council Meeting: 6.10.19 7pm

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

ADJACENT PROPERTY OWNER (S):

Wharton City
 Name
WM Kincheloe, Block 58A-1 & 58A-2
 Legal Address

(979) 532-2491
 Phone
1924 N. Fulton St.
 Physical Address

 Name

 Phone

 Legal Address

 Physical Address

 Name

 Phone

 Legal Address

 Physical Address

APPROVAL:

Rusty Taylor
 Engineering/Planning Department

5.30.19
 Date

 Chairman of the Planning Commission

 Date

 Mayor

 Date

PRODUCTION WILL NOT BEGIN UNTIL WE HAVE RECEIVED WRITTEN APPROVAL OF THIS PROOF.

*This drawing is the property of Fastsigns and shall not be disclosed to competitive bidders without the express written consent of Fastsigns.

Approval of this proof is saying that you have checked & approved of spelling, colors, size, layout and materials

Due to inconsistencies in printers and monitors, colors may appear differently on your system. Some images may be compressed for emailing purposes; proofs should not be used to judge image quality, but only to ensure all elements are present and the text is correct. We cannot fix low-resolution artwork without a replacement high-resolution image or file and we do not check for spelling or grammatical errors.

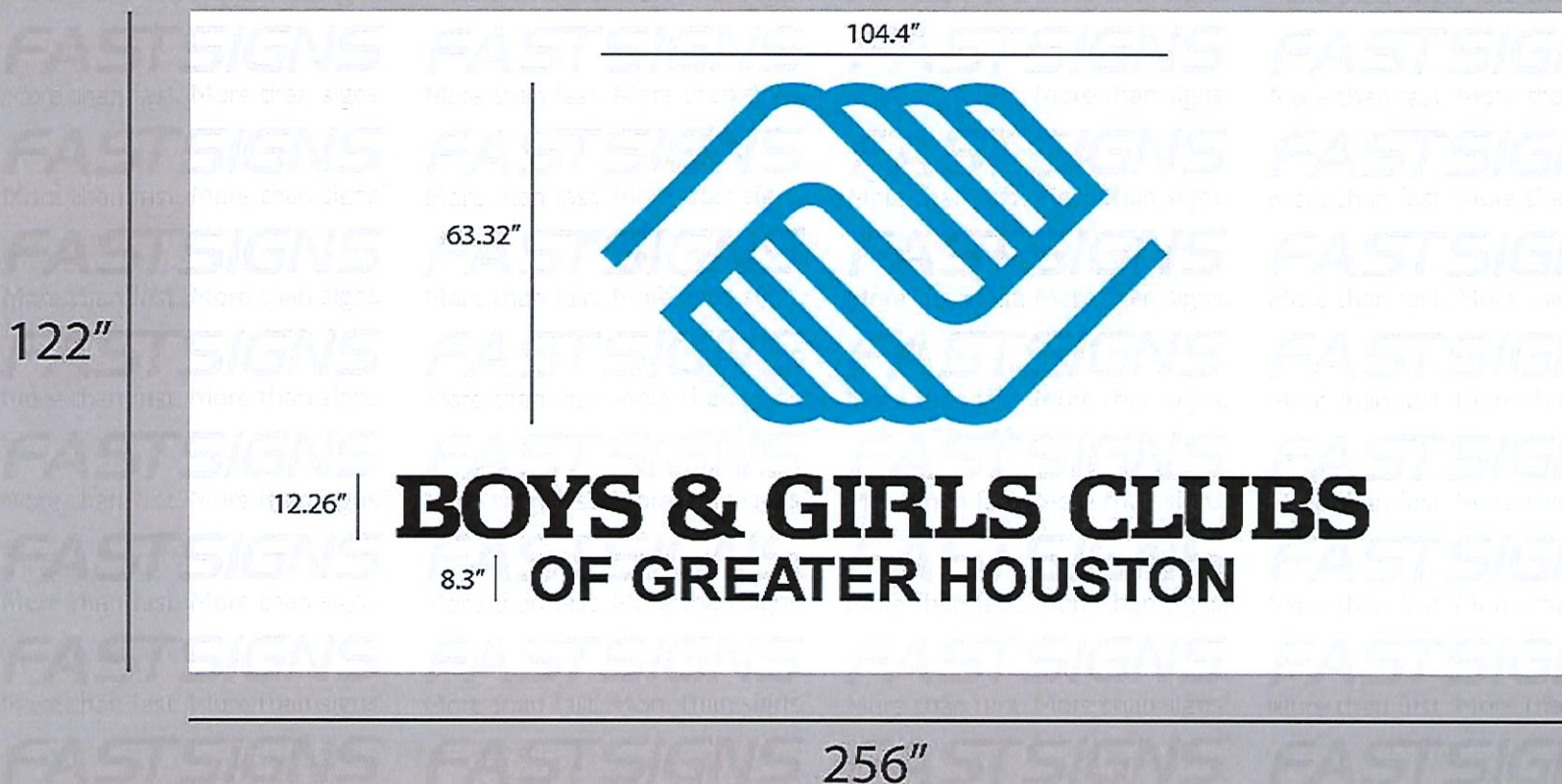
The first two proofs are free with purchase. Any additional proofs are \$25.00 each.

FASTSIGNS
M I D T O W N

2929A MILAM ST
HOUSTON, TX 77006
318@FASTSIGNS.COM
713.228.7446

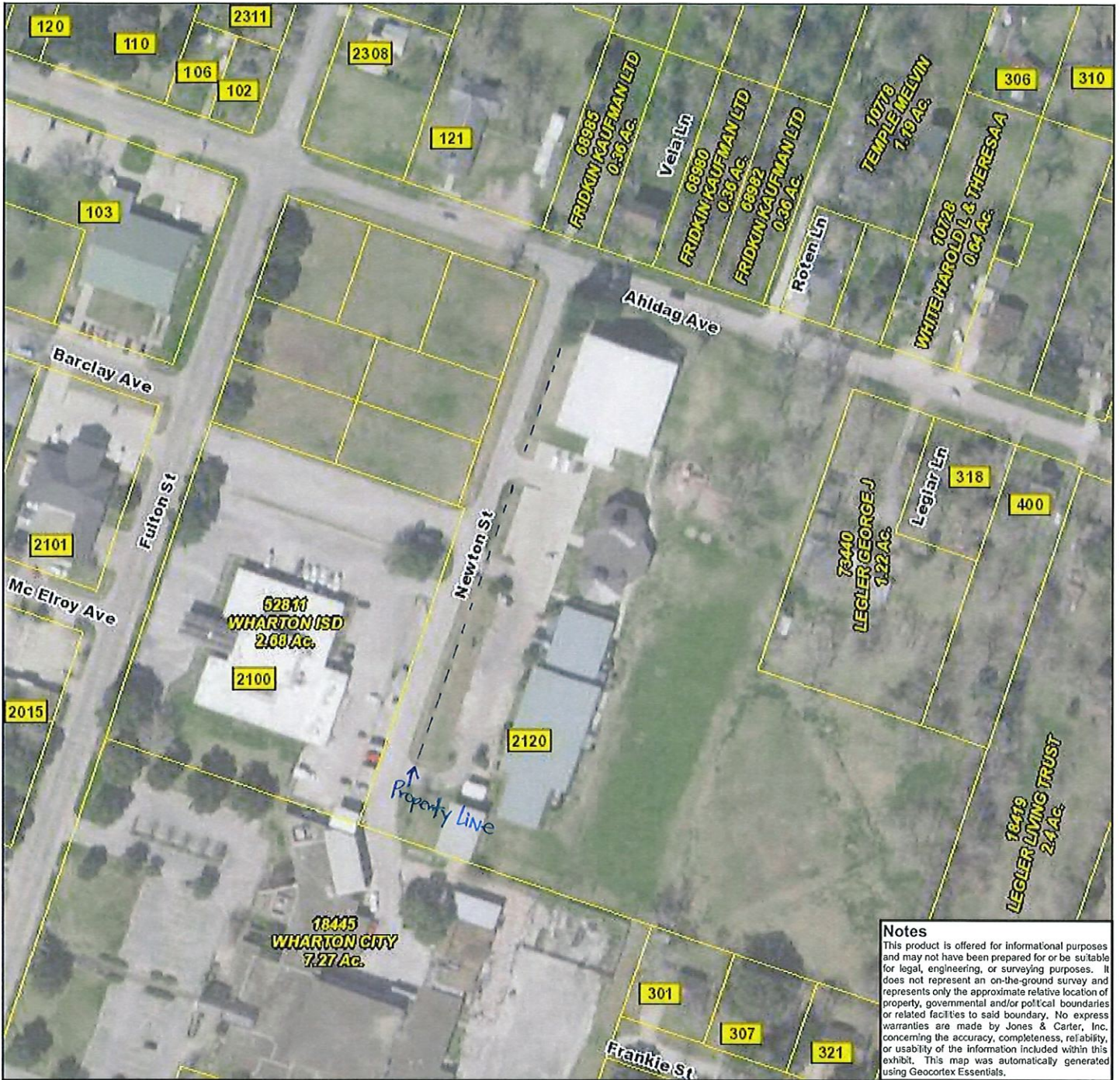
PROOF FOR JOB # **27859**

1/4" Thick Dimensional Logo



DESCRIPTION: QTY

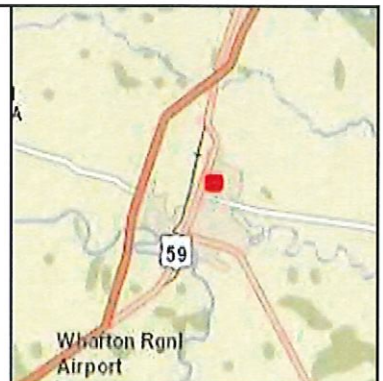
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Notes
 This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit. This map was automatically generated using Geocortex Essentials.

LEGEND

- + Railroads
- Parcels
- ETJ
- City Limits
- Address Labels



21 1 inch equals 188.1 Feet

sign 1 is 4'x8' sign on post 2-3 feet away from property line
sign 2 is dimensional sign mounted on teen scene wall 96"x162"

