



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, October 17, 2022
4:30 PM**

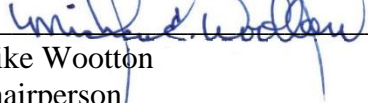
***120 EAST CANEY STREET, WHARTON, TEXAS
77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, October 17, 2022, 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 14 day of October 2022.


By:  _____
Mike Wootton
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 in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 14, 2022, 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 14 day of October 2022.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, October 17, 2022
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held September 19, 2022.
2. Request from Ms. Dinora Eureste of 112 W. Belle Ave. & Ms. Herlinda Eureste of 113 W. Wayside Ave., Hawes 3 Subd., Block 1, Lots 15, 16B, 17B, 18B, 19B, 22A & 22B to replat the properties into Eureste Subdivision.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	10/17/2022	Agenda Item:	Reading of the minutes from the regular called meeting held September 19, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held September 19, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, October 14, 2022	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, September 19, 2022
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:38 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Rob Kolacny and Marshall Francis.

Commissioners absent were: Michael Quinn and Burnell Neal.

Staff members present were: Gwyneth Teves, Director of Planning & Development.

Visitors present were: Mr. Alejandro Vargas and Mr. Alex Vargas.

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 called meeting held August 15, 2022. Adraylle Watson, Commissioner moved to approve the minutes with the edit to show that Commissioner Francis recused himself from Item 2. Rob Kolacny, Commissioner seconded the motion.

The second item on the agenda was to review and consider a request from Mr. Alejandro Vargas of 817 E. Milam St., Dickson Subd., Lots 21 & 22 for a variance to build over the property line between 2 lots for commercial building construction. Rob Kolacny, Commissioner recused himself from this item. Marshall Francis, Commissioner moved to recommend the variance to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Mr. Aaron Drake, 1324 La Delle St., Arnel Subd, Lot 11 for a 7 ft side property line setback variance for the placement of a permanent structure due to gas line conflict. Rob Kolacny, Commissioner moved to recommend the variance to the City Council for final approval. Marshall Francis, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:53 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	9/19/2022	Agenda Item:	Request from Ms. Dinora Eureste of 112 W. Belle Ave. & Ms. Herlinda Eureste of 113 W. Wayside Ave., Hawes 3 Subd., Block 1, Lots 15, 16B, 17B, 18B, 19B, 22A & 22B to replat the properties into Eureste Subdivision.
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At this time, the Commission may review and consider a request from Ms. Dinora Eureste of 112 W. Belle Ave. & Ms. Herlinda Eureste of 113 W. Wayside Ave., Hawes 3 Subd., Block 1, Lots 15, 16B, 17B, 18B, 19B, 22A & 22B to replat the properties into Eureste Subdivision.

Attached are the application, and draft replat.

Director of Planning & Development: Gwyneth Teves	Date: Friday, October 14, 2022
Approval:	
Chairperson: 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.

DINORA R. EURESTE
Name (Printed)

6-28-2022
Date

~~112~~ 112 BELLE STREET
Physical Address

15623 BROAD ST. SUGARLAND, TX 77478
Mailing Address

LOT 15, 16B, 17B, 18B, 19B, BLOCK 1, HAWES 3
Legal Address

713-820-1767
Phone

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

SIGNATURE OF APPLICANT:

Dinora R. Ereste
Signature

7-8-22
Date

Planning commission Meeting: 10-17-22 430pm
City Council Meeting: 10-24-22 7pm

ADJACENT PROPERTY OWNER(S):

① ENEDINA C. CASTELLANO
Name
LOTS 16A, 17A, 18A, BLOCK 1, HAWES 3
Legal Address

2507 N. FULTON, WHARTON
Phone
Physical Address

② MOCHA INVESTMENTS
Name
LOT 14, BLOCK 1, HAWES 3
Legal Address

114 E. BELLE, WHARTON
Phone
Physical Address

③ MELIDA CASTELLANO
Name
LOTS 19A, 18C, BLK 1, HAWES 3
Legal Address

2509 N. FULTON, WHARTON
Phone
Physical Address

APPROVAL:

④ MARIA C. VASQUEZ
LOT 20, BLOCK 1, HAWES 3

2515 N. FULTON, WHARTON

Fresh Tunes

Planning Department

10.6.22

Date

Chairman of the Planning Commission

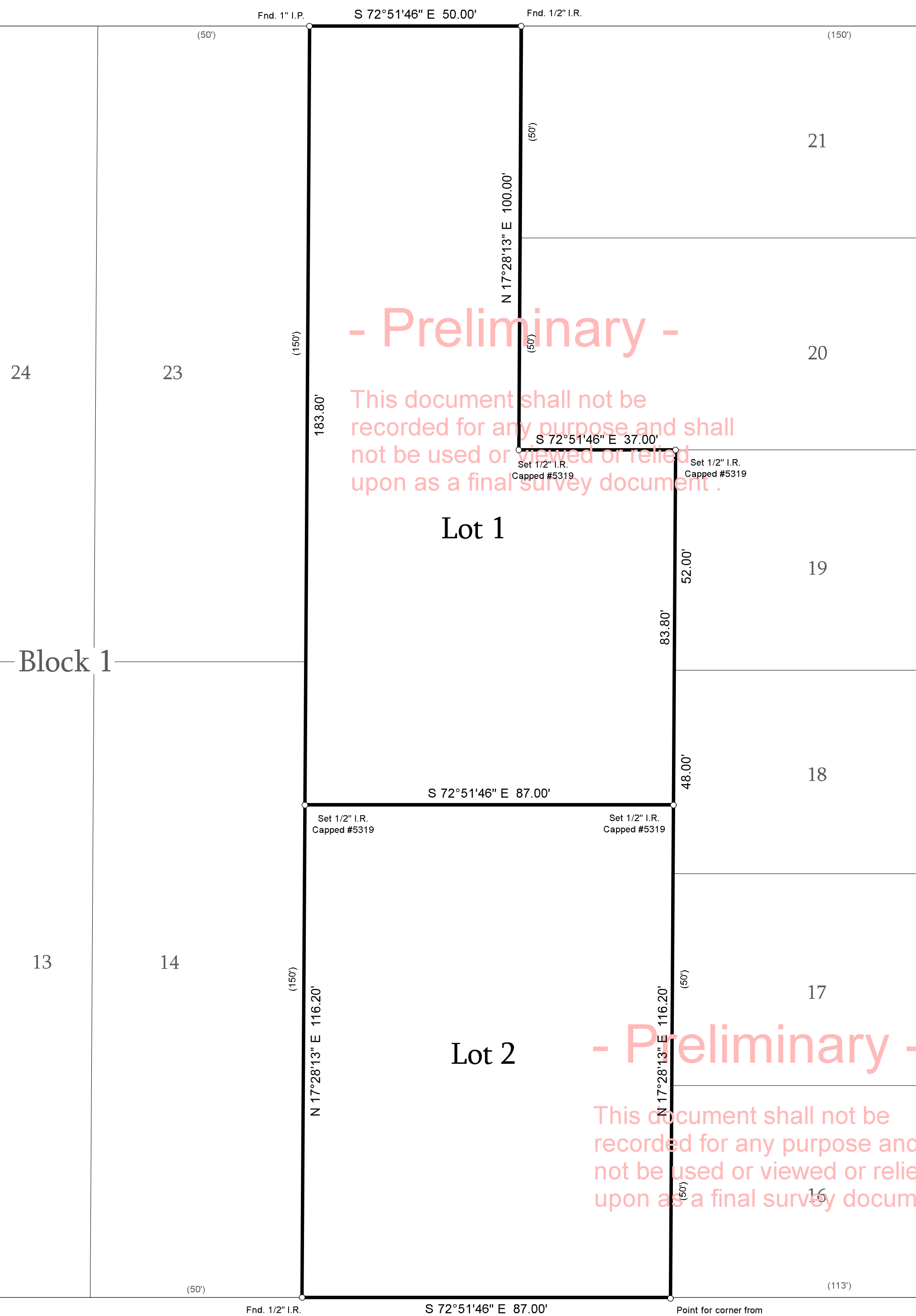
Date

Mayor

F:CodeEnforcement/MasterDocuments

Date

Wayside Avenue (platted 60 ft. wide)



- 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.

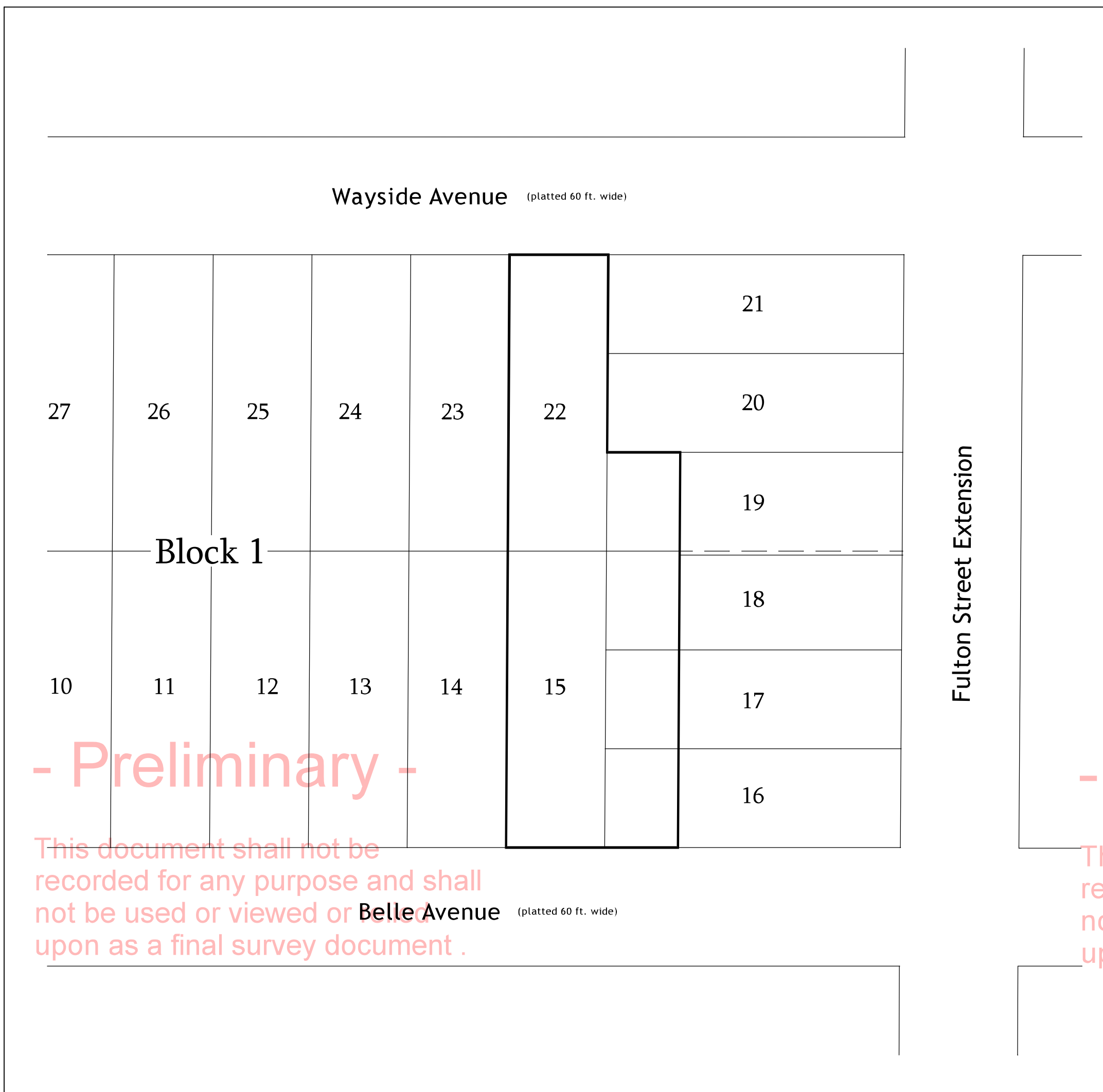
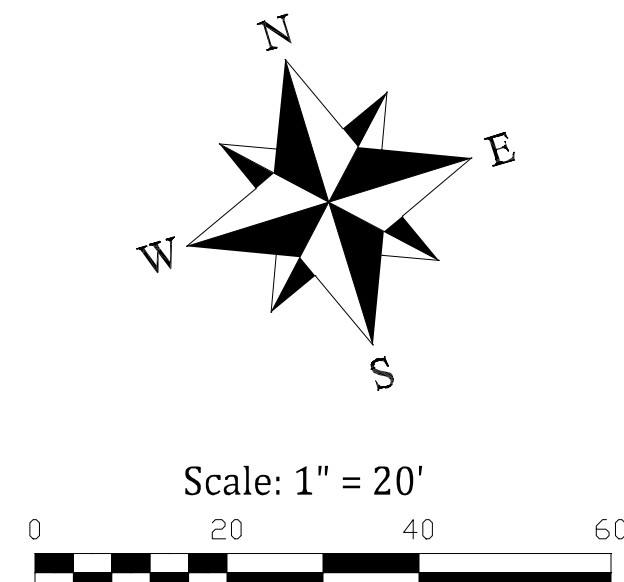
Lot 1

Lot 2

- 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.

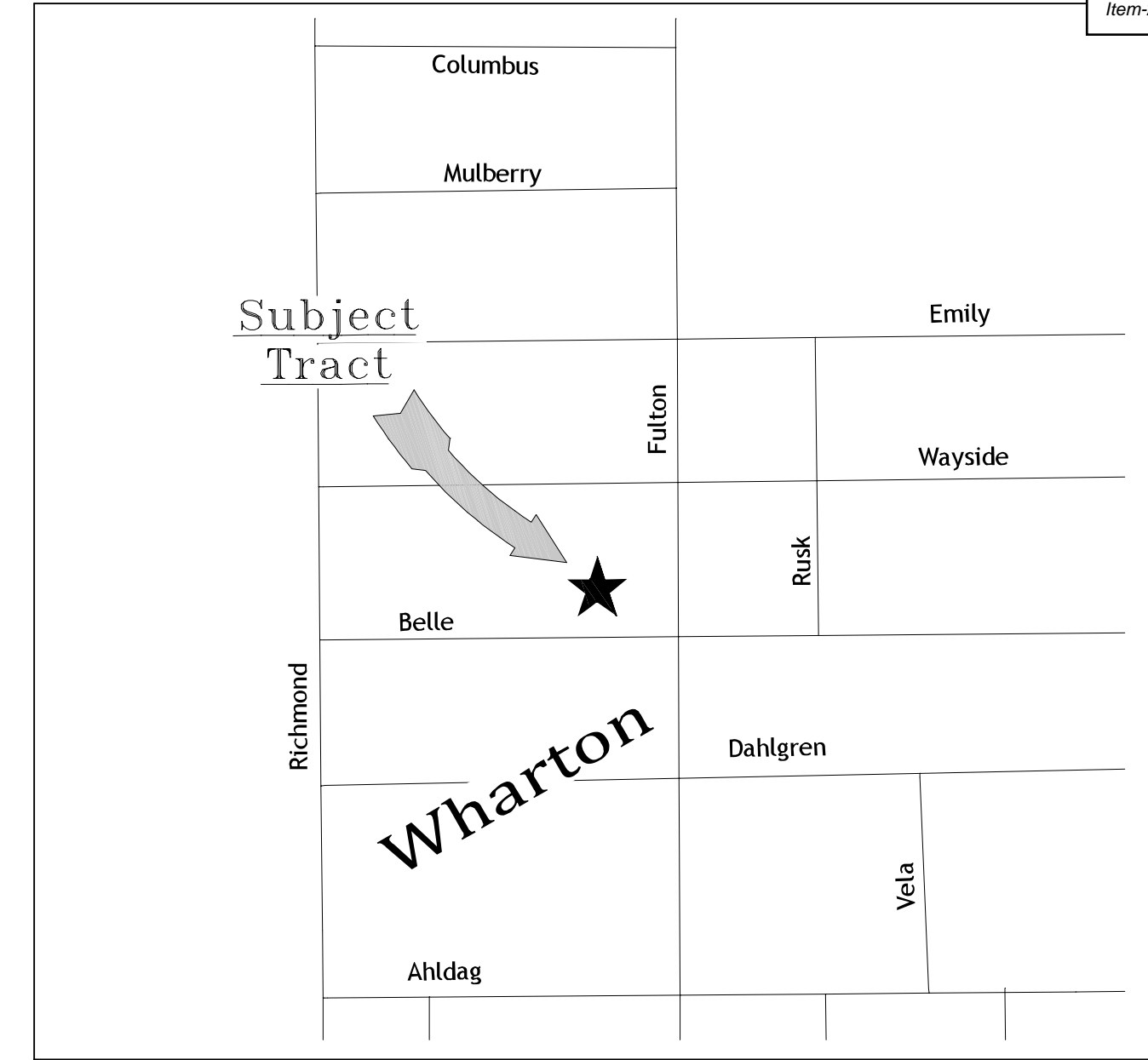
Belle Avenue (platted 60 ft. wide)



- 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.

Property Before Development
Scale: 1" = 50'



- 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.

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: August 16, 2022

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

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents:

That Dinora Eureste and Herlinda Eureste, owners of the property shown in the above and foregoing map, do 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 "Eureste Subdivision" in the City of Wharton, Wharton County, Texas, and do hereby bind themselves, their 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 _____, 2022.

Dinora Eureste, Owner
Herlinda Eureste, Owner

Note:

- This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of any discrepancy between the fences, improvements and actual property lines as shown on the survey plat.
- This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- This may not be a complete inventory of fences.
- This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- Title: No Title Commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
- Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

NOTE:
This tract is located wholly within the city limits of the City of Wharton, Wharton County, Texas.

NOTE:
Building Lines set by City Council and/or City Ordinance.

THE STATE OF TEXAS
COUNTY OF WHARTON

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

Witness my hand and seal of office

this _____ day of _____, 2022.

By _____
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF WHARTON

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

Witness my hand and seal of office

this _____ day of _____, 2022.

By _____
Notary Public in and for the State of Texas

Flood Hazard Boundary Information:
As of this date (September, 2022), the "Eureste Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE". Community No. 480654, Map No. 48481C0355 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 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.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022,

at _____ o'clock _____ M. in Slide Number _____ of

the Plat Cabinet III Records, 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
Eureste Subdivision
being a Replat of portions of
Lots 16, 17, 18 and 19, and all of Lots 15
and 22, Block 1, Hawes Third Addition
City of Wharton
Wharton County, Texas

2 Lots 0 Reserves 1 Block 09/22/2022

Developers:
Dinora Eureste
15623 Broad St.
Sugar Land, TX 77478

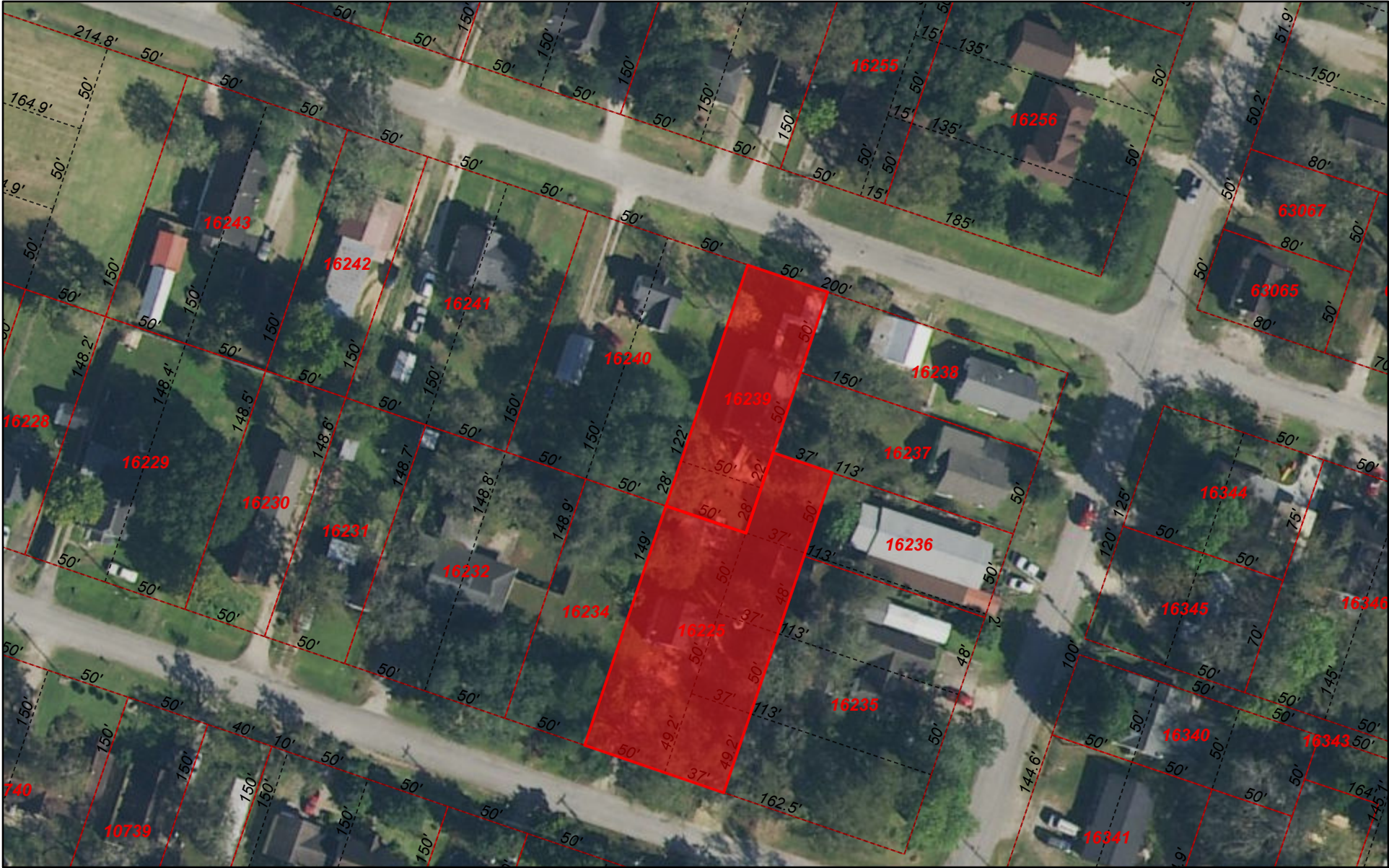
Herlinda Eureste
113 W Wayside Ave
Wharton, TX 77488

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

ROBERTO KOLACNY AND ASSOCIATES, L.L.C.
REGISTERED PROFESSIONAL LAND SURVEYORS
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

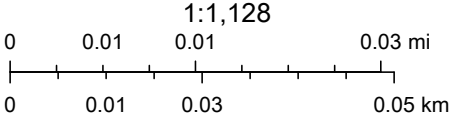
FILE: Eureste Replat of Bl. 1 Hawes 3rd SD.dwg
PROJECT: WhartonC2017HawesAddition
CWD: Wayside CRD
BY: PK Arango

Eureste Replat



10/12/2022, 9:22:52 AM

Override 1 Parcels Lot Lines



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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.