



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, May 15, 2023  
4:30 PM**

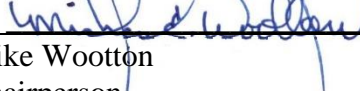
***CITY HALL, 120 E. CANEY ST., WHARTON, TX  
77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, May 15, 2023, 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 11 day of May 2023.

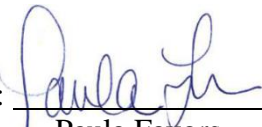
By:   
\_\_\_\_\_  
Mike Wootton  
Chairperson

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 May 11, 2023, 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 11 day of May 2023.

**CITY OF WHARTON**

By:   
\_\_\_\_\_  
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, May 15, 2023**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Reading of the minutes from the regular called meeting held May 1, 2023.
2. Request from Mr. David Lehew of 303 Avenue C, Barbee, Block 10, Lots 7A & 7B for a 4-foot side building line setback from the required 15-foot setback for installation of a storage building.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	5/15/2023	Agenda Item:	Reading of the minutes from the regular called meeting held May 1, 2023.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held May 1, 2023.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, May 11, 2023	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, May 1, 2023  
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: Joel Williams, Adraylle Watson, Michael Quinn, Mike Wootton, Burnell Neal, Marshall Francis and Rob Kolacny.

Commissioners absent were: None.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Shania Fisher, Assistant to the Building Official.

Visitors present were: None.

**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 February 6, 2023. Rob Kolacny, Commissioner, moved to approve the minutes as presented. Michael Quinn, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request by Mr. & Mrs. Svatek of 3613 Fairway Dr., Country Club Estate, Lots 16 & 17 for a variance to build over the property line between 2 lots for new residential construction. Adraylle Watson, Commissioner, moved to recommend the variance to the City Council for final approval. Burnell Neal, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider ratification of the recommended changes for the preliminary plat for the Wharton Lakes Subdivision. Joel Williams, Commissioner, moved to ratify the recommendation provided to the City Council Housing Committee. Burnell Neal, Commissioner, seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:43 p.m.

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Mike Wootton, Chairperson

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Rob Kolacny, Secretary

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

## PLANNING COMMISSION

Meeting Date:	5/1/2023	Agenda Item:	Request from Mr. David Lehew of 303 Avenue C, Barbee, Block 10, Lots 7A & 7B for a 4-foot side building line setback from the required 15-foot setback for installation of a storage building.
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At this time, the Commission may review and consider a request from Mr. David Lehew of 303 Avenue C, Barbee, Block 10, Lots 7A & 7B for a 4-foot side building line setback from the required 15-foot setback for installation of a storage building.

Attached are the application and supporting documents.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, May 11, 2023
Approval:	
Chairperson: Mike Wootton	

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

Item-2.

**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.

David Letten 5/4/23  
 Name (Printed) Date  
303 Avenue C 303 Avenue C  
 Physical Address Mailing Address  
303 Avenue C 281-650-6949  
 Legal Address Phone

Describe the variance request and the reason for requesting variance:

On Resident St. we are supposed to be 15 ft from our property line. We are asking if we can be 11 ft.

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

**SIGNATURE OF APPLICANT:**

[Signature] 5/4/2023  
 Signature Date  
 Planning Commission Meeting: 05/15/23 @ 430p  
 City Council Meeting: 05/22/23 @ 7p.

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

**ADJACENT PROPERTY OWNER (S):**

Donna Soyars life Estate  
 Name  
Barber, Block 10, Lot 6A.  
 Legal Address  
SV Properties  
 Name  
Barber, Block 10, Lot 7C, 7C-1  
 Legal Address

\_\_\_\_\_  
 Phone  
512 Resident.  
 Physical Address  
 \_\_\_\_\_  
 Phone  
315 AVE C.  
 Physical Address

\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Legal Address

\_\_\_\_\_  
 Phone  
 \_\_\_\_\_  
 Physical Address

**APPROVAL:**

[Signature]  
 Planning Department

5.8.23  
 Date

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

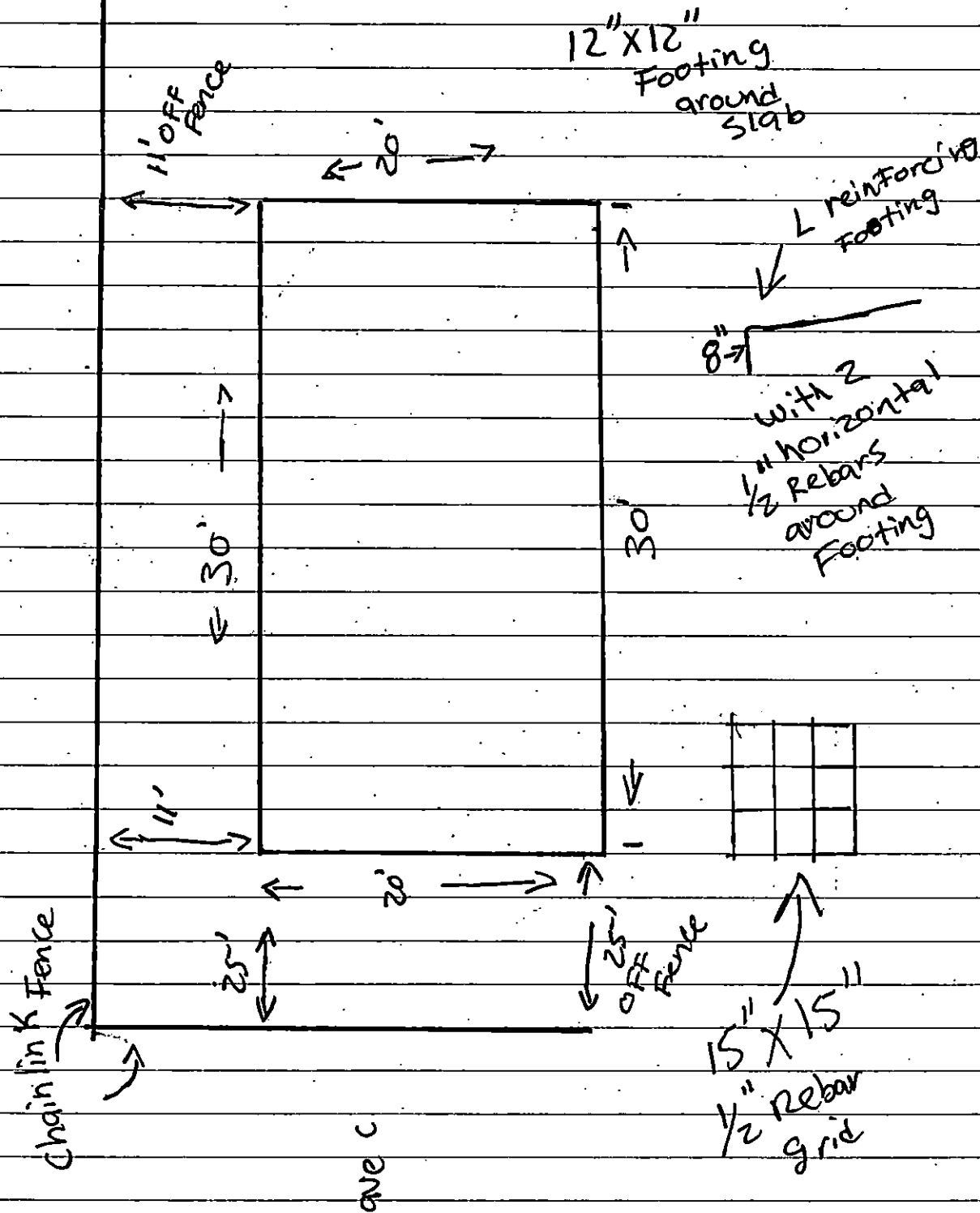
\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor

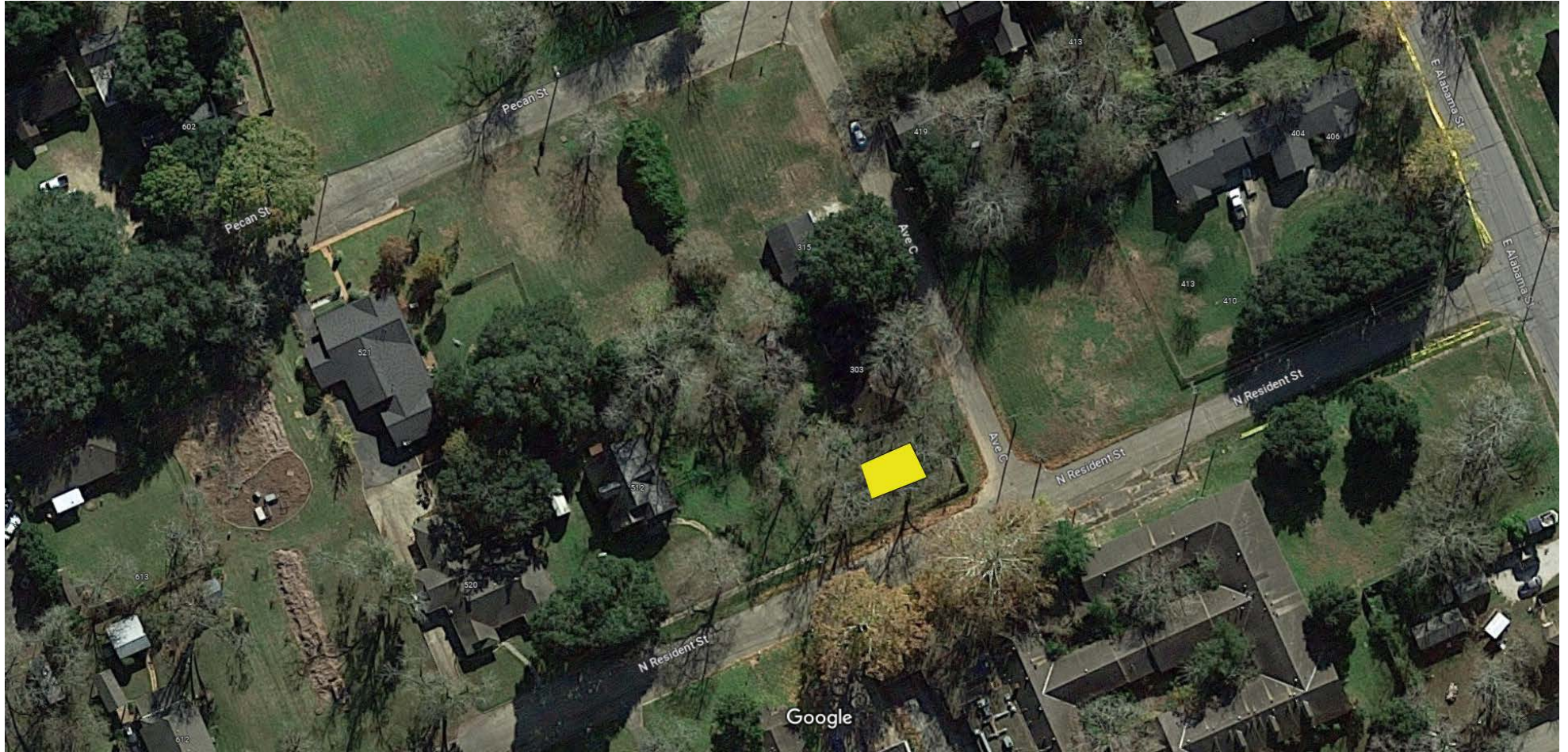
\_\_\_\_\_  
 Date

Proposal of 20' x 30'  
Concrete slab 6" thick  
Reinforced with 1/2 Rebar  
Grid will be 15" on center

Resident st







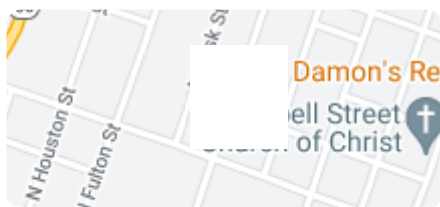
Imagery ©2023 Google, Imagery ©2023 Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, Map data ©2023 Google 50 ft

Google Maps 303 Ave C

Wharton, Texas  
Google Street View  
Jan 2013 See more dates



Image capture: Jan 2013 © 2023 Google

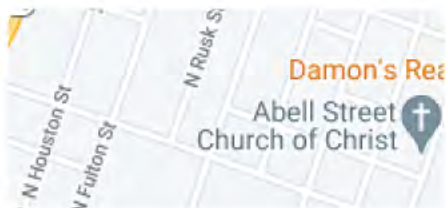




Side View of 303 Ave C



Image capture: Jan 2013 © 2023 Google



Item-2.

**GENERAL INFO**

**ACCOUNT**

Property ID: 61680  
 Geographic ID: 10050-010-070-10  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: BARBEE BLOCK 10 LOT 7A,7B

**OWNER**

Name: LEHEW DAVID EASTON JR  
 Secondary Name:  
 Mailing Address: 303 AVENUE C WHARTON TX 77488  
 Owner ID: 3706135  
 % Ownership: 100.00  
 Exemptions:

Property Use:

**LOCATION**

Address: 303 AVE C WHARTON

Market Area:  
 Market Area CD: Wharton 6  
 Map ID: W10

**PROTEST**

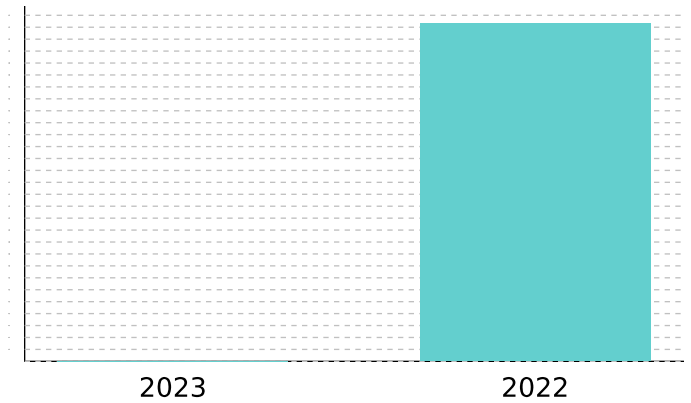
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$26,541	\$115,002	\$0	\$141,543	\$0	\$141,543

# TAXING UNITS

Item-2.

Unit	Description	Tax Rate	Net Appraised	Taxable value
GWH	WHARTON COUNTY	N/A	N/A	N/A
RD1	FM & LR	N/A	N/A	N/A
ED1	ESD#1	N/A	N/A	N/A
WDCB	CONS GROUNDWATER	N/A	N/A	N/A
JRC	COUNTY JR COLLEGE	N/A	N/A	N/A
CWH	CITY OF WHARTON	N/A	N/A	N/A
ED3	ESD#3	N/A	N/A	N/A
SWH	WHARTON ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

# IMPROVEMENT

Improvement #1: Improvement Value: **N/A** Main Area: **1,628**  
 State Code: **A1** Gross Building Area: **2,715**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
R-MA	RESIDENCE	FA2		1	1985	1957	1,628
GAR	GARAGE	FA2		1	1985	1957	575
STG	STORAGE	FA2		1	0	0	76
GAR-T2	GARAGE -TIN NO FLOOR	FA2		1	0	0	352
OP	OPEN PORCH	FA2		1	0	0	28
OP	OPEN PORCH	FA2		1	0	0	16
PR-L	PATIO ROOF LOW	FA2		1	0	0	40

## Improvement Features

# LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
HS	HOMESITE LAND	0.3385	14,745.06	\$1.80	N/A	N/A

# DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/8/21	W	Warranty Deed			1220	1220	772	R061680
6/30/11	SP	Special Deed			854	854	521	R061680