



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, November 20, 2023
4:30 PM**

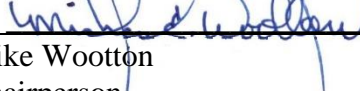
120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, November 20, 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 16 day of November 2023.

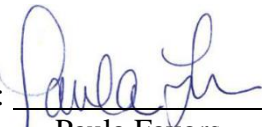
By:  _____
Mike Wootton
Chairperson

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 November 16, 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 16 day of November 2023.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, November 20, 2023
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held November 6, 2023.
2. Request from Ms. Terry Arceo of 515 Olive St., Barbee, Block 5, Lot 17, 8A, 8B & 9 for a 2-foot variance of the rear building line setback from the required 5-foot setback for construction of 16-foot by 40-foot prefab metal building.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	11/20/2023	Agenda Item:	Reading of the minutes from the regular called meeting held November 6, 2023.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held November 6, 2023.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, November 16, 2023	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, November 6, 2023
4:30 P.M.**

Gwyneth Teves, Director of Planning & Development declared the meeting of the Planning Commission duly open for the transaction of business at 4:40 p.m.

Commissioners present were: Joel Williams, Michael Quinn, Johnnie Gonzales and Rob Kolacny.

Commissioners absent were: Marshall Francis, Adryalle Watson and Mike Wootton.

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

Visitors present were: None

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider the reading of the minutes from the regular called meeting held November 6, 2023. Micheal Quinn, Commissioner, moved to approve the minutes with the modification to remove Burnell Neal from the absentee list. Rob Kolacny, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request from Raymond Harrison on behalf of Harrison Brothers Properties and Hamer Real Estate LLC to review the plat for Richmond Commercial Subdivision, Wm. Kincheloe, Blk 64E, 64F, 64J, 64K-1, 64E-1. Joel Williams, Commissioner, moved to recommend the plat to the City Council for final approval. Michael Quinn, Commissioner, seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:45 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	11/20/2023	Agenda Item:	Request from Ms. Terry Arceo of 515 Olive St., Barbee, Block 5, Lot 17, 8A, 8B & 9 for a 2-foot variance of the rear building line setback from the required 5-foot setback for construction of 16-foot by 40-foot prefab metal building.
---------------	------------	--------------	---

At this time, the Commission may review and consider a request from Ms. Terry Arceo of 515 Olive St., Barbee, Block 5, Lot 17, 8A, 8B & 9 for a 2-foot variance of the rear building line setback from the required 5-foot setback for construction of 16-foot by 40-foot prefab metal building.

See attached supporting documents.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, November 16, 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.

Terry Arceo _____ Date 11/06/2023
Name (Printed) _____
515 Olive. _____ Mailing Address Same
Physical Address _____
_____ Phone _____
Legal Address _____

Describe the variance request and the reason for requesting variance:

Asking for a 2 foot variance from rear property line from the required 5 FT setback for 16'w x 40 FT L prefab Metal Building

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Terry Arceo _____ Date 11/06/23.
Signature _____
Planning Commission Meeting: PC 11/20/23 @ 430p
City Council Meeting: cc 11/27/23 @ 7pm

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

ADJACENT PROPERTY OWNER (S):

Mark Duquette _____
Name _____
Barber, Block 5, Lot 1, 2, 3A _____
Legal Address _____
James Pepper _____
Name _____
Barber, Block 5, Lot 10, 11, 12. _____
Legal Address _____

Name _____

Legal Address _____

Phone _____
514 Walnut. _____
Physical Address _____

Phone _____
519 Avenue C _____
Physical Address _____

Phone _____

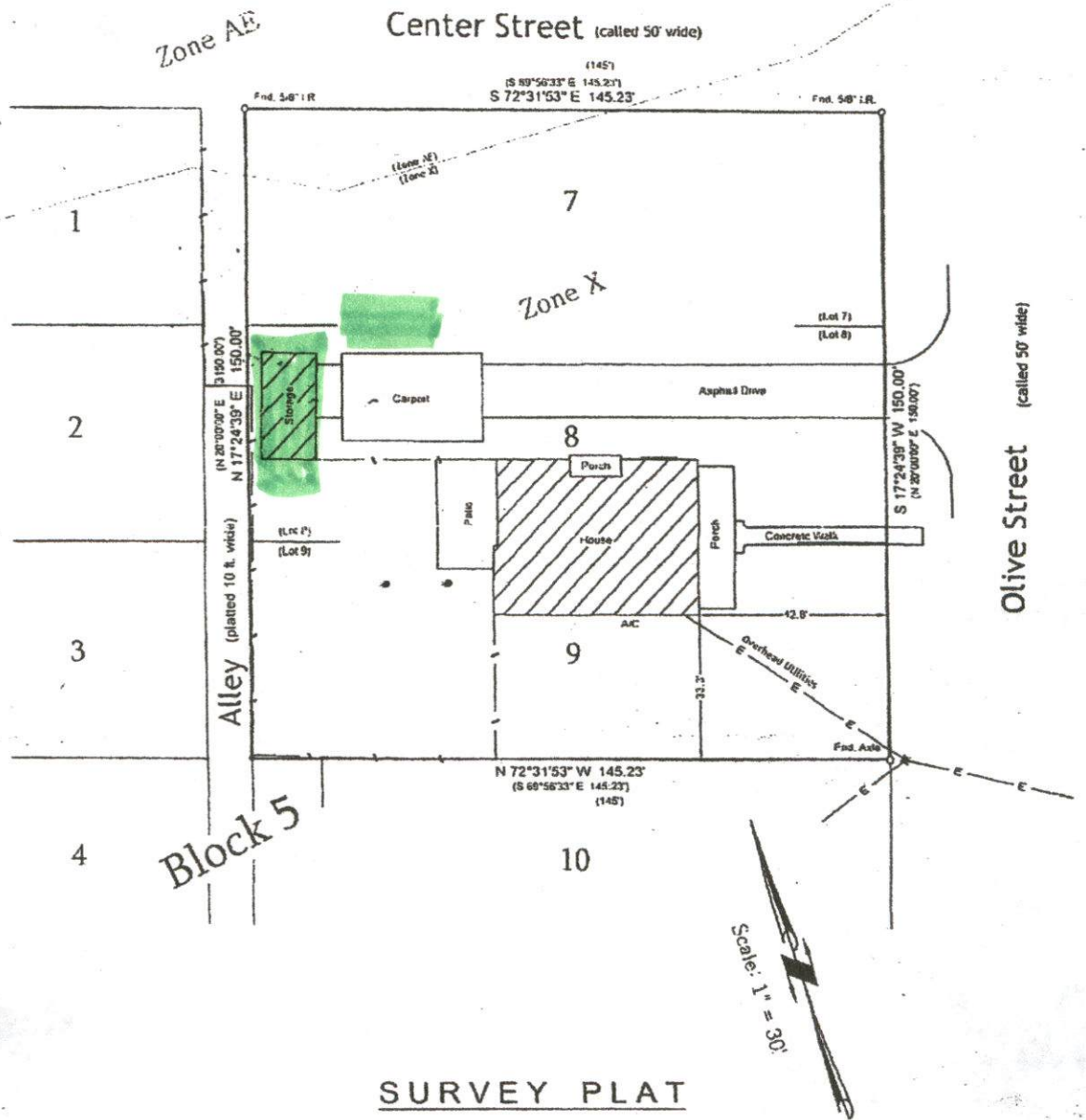
Physical Address _____

APPROVAL

Josh Tewes _____ Date 11.7.23
Planning Department _____

Chairman of the Planning Commission _____ Date _____

Mayor _____ Date _____



SURVEY PLAT

BORROWER: TERRY LYNN LINDSEY

PROPERTY LOCATION: 515 OLIVE STREET - WHARTON, TX 77488

LOTS SEVEN (7), EIGHT (8) AND NINE (9), BLOCK FIVE (5), BARBEE ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 32, PAGE 449, OF THE WHARTON COUNTY DEED RECORDS.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

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

Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X" and Zone "AE", Map No. 48481C0355 E, dated APRIL 5, 2006. A portion of the Property IS, but Improvements ARE NOT 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.

Dated: October 9, 2014

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



Robert Kolacny & Assoc. LLC
 - Registered Professional Land Surveyors -
 140 S. Houston St. - Wharton, TX 77488
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: 515 Olive St 2015.dwg
 PROJECT: W:\Wharton\Cty\Barbee
 CRD: Pecan.CRD
 BY: PVA

Item-2.

