



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, February 06, 2023  
4:30 PM**

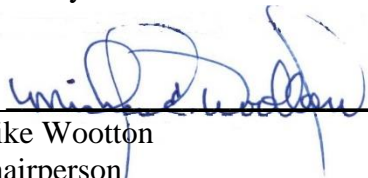
***120 E. CANEY ST., WHARTON, TX 77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, February 6, 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 3 day of February 2023.

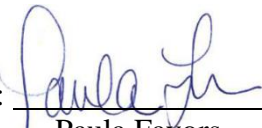
By:  \_\_\_\_\_  
Mike Wootton  
Chairperson

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 February 6, 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 3 day of February 2023.

**CITY OF WHARTON**

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



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, February 06, 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 21, 2022.
2. Request from Ms. Bonnie Johnson owner of 425 Croom Dr., Sycamore Grove Addition, Block ODD, Lot 2 & 3 to replat the property.
3. Request from Mr. Don M. Hillis of 1724 Oliver St., Pecan Acres, Block 2, Lot 9 & 10 for a 5-foot variance from the required 25-foot front property line setback resulting in a 20-foot setback for the installation of a carport.
4. Request from Mr. Raymond Harrison on behalf of John A. Barclay of McElroy Ave., Ahldag, Block 38U, Barclay, Lot 1 & 2 for a variance from Wharton, Texas - Code of Ordinances APPENDIX A - SUBDIVISIONS Sec. 5. - General requirements and design standards – 5.02 Lots to replat 3 lots to dimensions of 44' x 115'.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	2/6/2023	Agenda Item:	Reading of the minutes from the regular called meeting held November 21, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held November 21, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, February 2, 2023	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, November 21, 2022  
4:30 P.M.**

Marshall Francis, Vice-Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:35 p.m.

Commissioners present were: Joel Williams, Adraylle Watson, Burnell Neal and Marshall Francis.

Commissioners absent were: Michael Quinn, Mike Wootton and Rob Kolacny.

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

Visitors present were:

**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 October 17, 2022. Joel Williams, Commissioner moved to approve the minutes as presented. Burnell Neal, Commissioner seconded the motion.

The second item on the agenda was to review and consider a request from Mr. Seng Ooi on behalf of Amber Ooi owner of 505 Reed Ave., RBP Ranch, Block 1, Lot 1-10, 1 Reserve, Block 2, Lot 1 & 2 to replat the property. Joel Williams, Commissioner moved to recommend the replat 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.

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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:	2/6/2023	Agenda Item:	Request from Ms. Bonnie Johnson owner of 425 Croom Dr., Sycamore Grove Addition, Block ODD, Lot 2 & 3 to replat the property.
<p>At this time, the Commission may review and consider a request from Ms. Bonnie Johnson owner of 425 Croom Dr., Sycamore Grove Addition, Block ODD, Lot 2 &amp; 3 to replat the property.</p> <p>Attached are the application, and draft replat.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, February 2, 2023	
Approval:			
Chairperson: Mike Wootton			

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

Item-2.

**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.

Bonnie Johnson  
Name (Printed)  
425 Croom Dr. Wharton, TX 77488  
Physical Address  
425 Croom Dr. Wharton, TX 77488  
Legal Address

1-16-23  
Date  
425 Croom Dr. Wharton, TX 77488  
Mailing Address  
832-449-1628  
Phone

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

**SIGNATURE OF APPLICANT:**

Bonnie Johnson  
Signature

1-16-23  
Date

Planning commission Meeting: 2-6-23 430pm  
City Council Meeting: 2-13-23 7pm

**ADJACENT PROPERTY OWNER(S):**

David + Brian Leazar  
Name  
Sycamore Grove, BK ODD Lot 4,7  
Legal Address  
Robert + Patricia Abbott  
Name  
Four Seasons, BK 1, Lot 9  
Legal Address  
\_\_\_\_\_  
Name  
\_\_\_\_\_  
Legal Address

\_\_\_\_\_  
Phone  
413 Croom Dr  
Physical Address  
\_\_\_\_\_  
Phone  
620 Price Dr  
Physical Address  
\_\_\_\_\_  
Phone  
\_\_\_\_\_  
Physical Address

**APPROVAL:**

Frank Tews  
Planning Department

2.2.2023  
Date

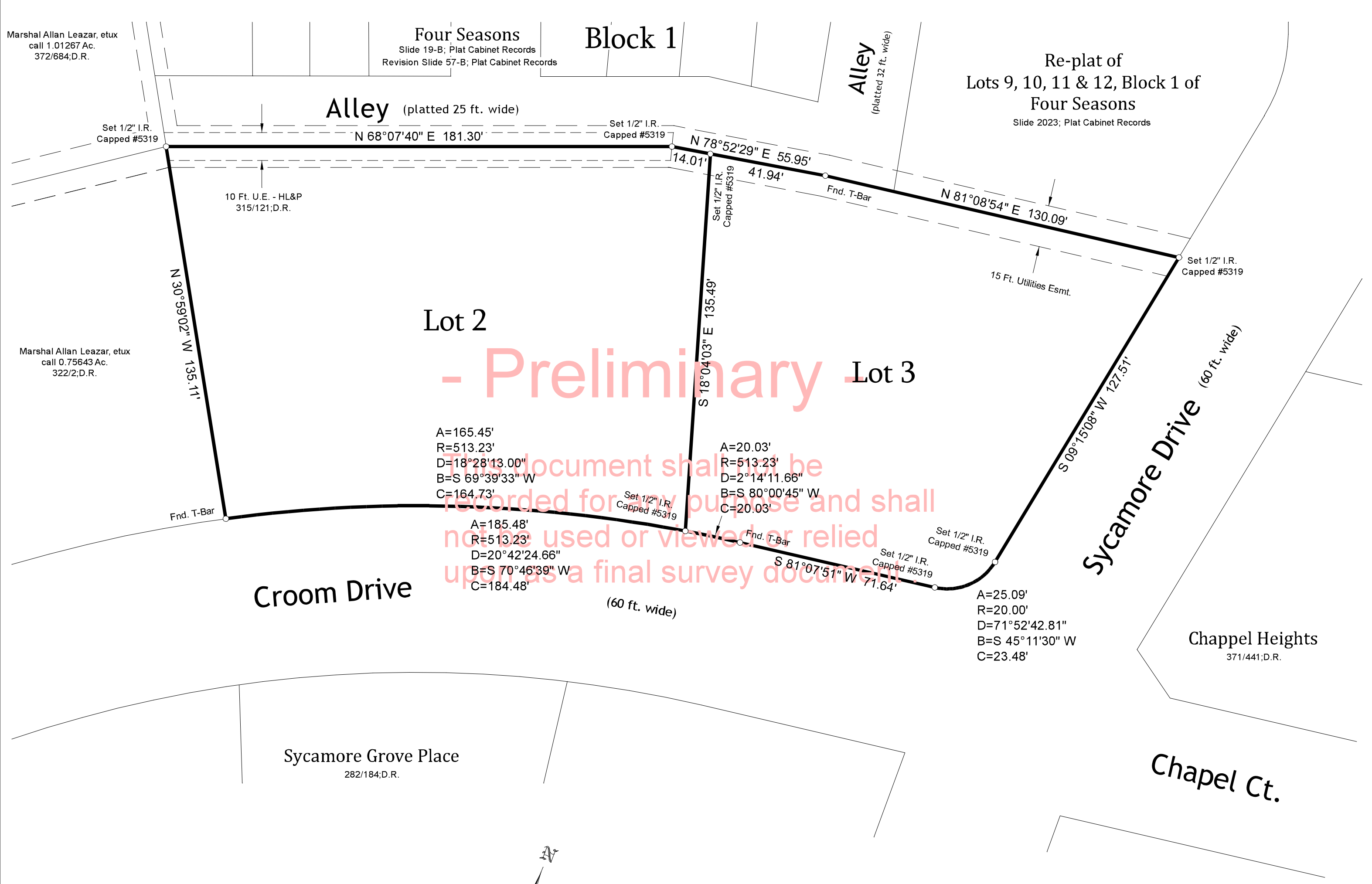
\_\_\_\_\_  
Chairman of the Planning Commission

\_\_\_\_\_  
Date

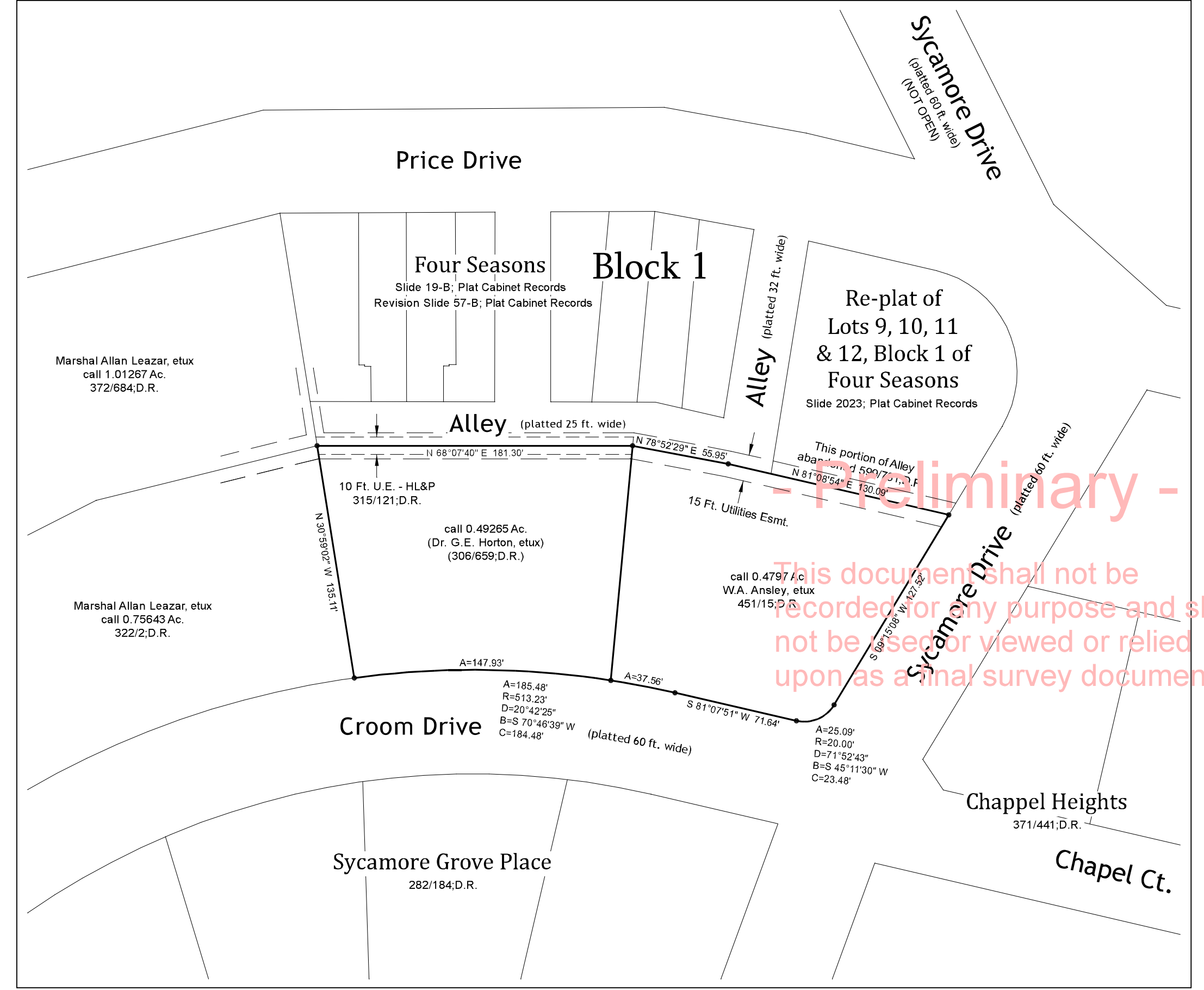
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

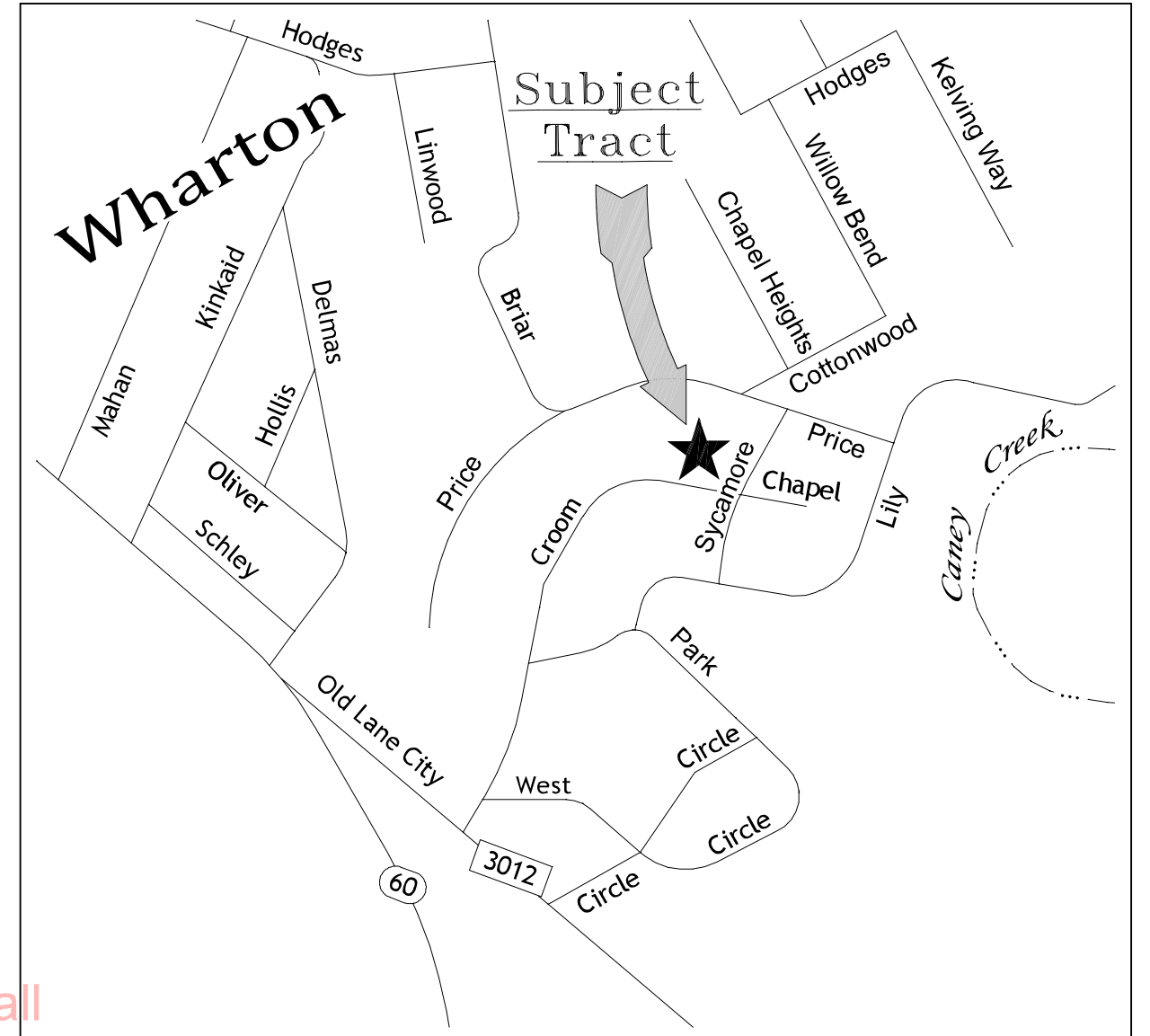




- Preliminary -  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

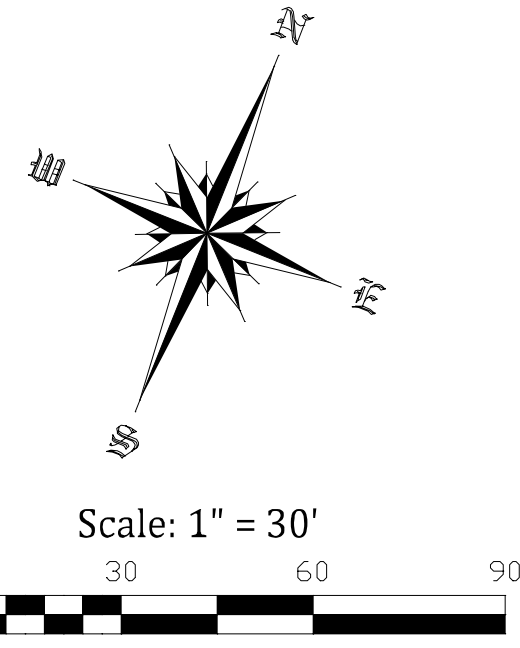


Property Before Development  
Scale: 1" = 60'



Vicinity Map  
No Scale

- 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.



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

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

- 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.

Flood Hazard Boundary Information:  
As of this date (February, 2023), the "Johnson Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Community No. 480654, Map No. 48481C0365 F, dated December 21, 2017. Property IS 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.

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

In and to all whom these presents  
I, Bonnie Johnson, owner 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 "Johnson Subdivision" in the City of Wharton, Wharton County, Texas, and do hereby bind myself, my 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Bonnie Johnson, Owner

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Bonnie Johnson, 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 \_\_\_\_\_, 2023.

By \_\_\_\_\_  
Notary Public in and for the State of 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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: October 27, 2022

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

- 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.

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 \_\_\_\_\_, 2023,  
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 Plat of the Johnson Subdivision being a Plat of Odd Lots 2 and 3, Block 1, Sycamore Grove City of Wharton Wharton County, Texas

2 Lots 0 Reserves 1 Block	02/01/2023
DEVELOPERS: Bonnie Johnson 425 Croom Drive Wharton, TX 77488	
FILE: Sycamore Grove Odd Lots 2 & 3 50.dwg PROJECT: WWhartonCitySycamoreCove CRD: Croom CRD BY: RV Arrango	



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

## PLANNING COMMISSION

Meeting Date:	2/6/2023	Agenda Item:	Request from Mr. Don M. Hillis of 1724 Oliver St., Pecan Acres, Block 2, Lot 9 & 10 for a 5-foot variance from the required 25-foot front property line setback resulting in a 20-foot setback for the installation of a carport.
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At this time, the Commission may review and consider a request from Mr. Don M. Hillis of 1724 Oliver St., Pecan Acres, Block 2, Lot 9 & 10 for a 5-foot variance from the required 25-foot front property line setback resulting in a 20-foot setback for the installation of a carport.

Attached are the application, and building plans.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, February 2, 2023
Approval:	
Chairperson: Mike Wootton	

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

Item-3.

**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.

Don M. & Merri Hillis  
Name (Printed)  
1724 OLIVER ST.  
Physical Address  
Same  
Legal Address

1/27/2023.  
Date  
1724 OLIVER ST.  
Mailing Address  
979 532 1406  
Phone 979 533 2742

Describe the variance request and the reason for requesting variance:

Request a variance to allow a 22' x 24' carport that will be approximately ± 24' from the city street but will not meet the property line setback.

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

**SIGNATURE OF APPLICANT:**

Don Hillis  
Signature  
1/27/23.  
Date  
Planning Commission Meeting: 2/06/23 @ 4:30p.  
City Council Meeting: 2/13/23 @ 7:00pm

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

**ADJACENT PROPERTY OWNER (S):**

JSP INC.  
Name  
Pecan Acres Block 2 LOT 7, 8  
Legal Address  
Arroyo Yolanda  
Name  
Pecan Acres block 2 LOT 12, 13  
Legal Address

Phone  
1710 Oliver Wharton, TX 77  
Physical Address  
Phone  
1717 Schley Wharton  
Physical Address

Name  
Legal Address

Phone  
Physical Address

**APPROVAL:**

Frank Teus  
Engineering/Planning Department

1-30-2023  
Date

Chairman of the Planning Commission

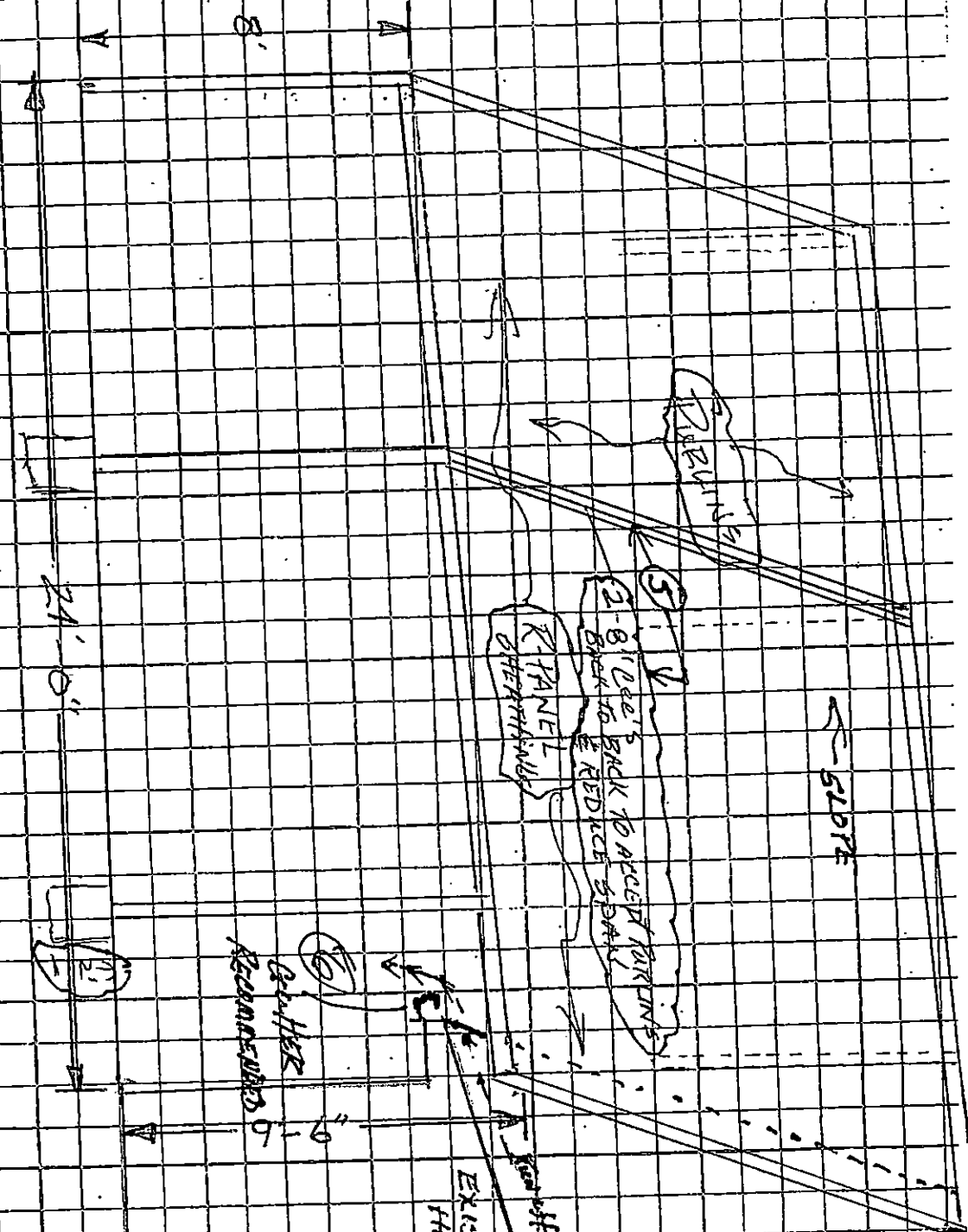
Date

Mayor  
F:\CodeEnforcement\MasterDocuments\APPVAR

Date

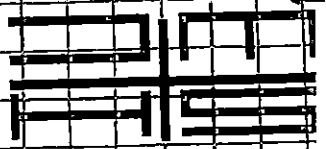
GENERAL NOTES:

- 1) PARALLEL'S SHOWN ON PAGE 2 ARE BEING IN WRONG DIRECTION ACCORDING TO SLOPE SHOWN ON PAGE 3
- 2) PARALLEL NEEDED TO BE LONGER THAN 23' AS SHOWN ON WATERBARK LIST
- 3) DEPTH OF (9) COLUMNS INTO GROUND SHALL BE 2'-0"
- 4) FRONT STREET SETBACK NEEDED TO BE CONFIRMED FROM PERMITS OFFICE
- 5) 2' SETBACK BACK TO BACK TO REDUCE POSITIVE SPAN



Job Time Weather

Inspector Date Location



Don Hillis

2013

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

## PLANNING COMMISSION

Meeting Date:	2/6/2023	Agenda Item:	Request from Mr. Raymond Harrison on behalf of John A. Barclay of McElroy Ave., Ahldag, Block 38U, Barclay, Lot 1 & 2 for a variance from Wharton, Texas - Code of Ordinances APPENDIX A - SUBDIVISIONS Sec. 5. - General requirements and design standards – 5.02 Lots to replat 3 lots to dimensions of 44’ x 115’.
<p>At this time, the Commission may review and consider a request from Mr. Raymond Harrison on behalf of John A. Barclay of McElroy Ave., Ahldag, Block 38U, Barclay, Lot 1 &amp; 2 for a variance from Wharton, Texas - Code of Ordinances APPENDIX A - SUBDIVISIONS Sec. 5. - General requirements and design standards – 5.02 Lots to replat lots to dimensions of 44’ x 115’.</p> <p>The ordinance is to plat single family lots a minimum of 60’ x 120’ with a minimum of 7,200 sq ft. Mr. Barclay is requesting to get a variance to the required lot size in order to replat and sell the properties for development.</p> <p>Attached are the application, and request.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, February 2, 2023	
Approval:			
Chairperson: 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.

JOHN A. BARCLAY, III. 12-21-2022  
Name (Printed) Date  
000 McELROY AVE P.O. Box 2274 AUSTIN, TX 78768  
Physical Address LOTS 38F-2B and 38U-1, 2 Mailing Address  
PID R010851 & PID R010861 AHLIAG ADDITION 512-797-5373  
Legal Address Phone

Describe the variance request and the reason for requesting variance:

REQUEST A RE-PLAT OF McELROY LOTS INTO THREE 44' x 115'  
SINGLE FAMILY RESIANCE LOTS

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature] 12-21-2022  
Signature Date  
Planning Commission Meeting: 2-6-23 430pm  
City Council Meeting: 2-13-23 7pm

**Building line setbacks Only**  
Residential \$100.00  
Non-Residential \$150.00  
**Non-Refundable fee**  
Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

IMELDA GONZALEZ

Name  
AHLIAG BLK 33A, 38F-2A, BARCLAY  
Legal Address  
JSP INC

Phone  
2014 N. RICHMOND RD, WHARTON  
Physical Address

Name  
AHLIAG ADD BLK 38-2B, BARCLAY LOT 3, 4, 5  
Legal Address  
JASON S. & JAMIE A FIALA

Phone  
201 McELROY DR, WHARTON  
Physical Address

Name  
210 EVANS, WHARTON, TX 77488  
Physical Address

Phone  
SOL'S BLK 6, Lots 2, 3  
Address  
LEGAL



MYRVLE LINDBERG, SR. REV. LIVING TRUST  
Name

979-532-4000 ; 979-532-8930  
Phone

SCL'S BK 10, Lots 1A, 1B  
Legal Address

2006 N. RICHMOND Rd., WHARTON  
Physical Address

APPROVAL:

*Freddy Teuro*

\_\_\_\_\_  
Planning Department

1-3-2023  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

F CodeEnforcement/Master Documents/appvar.planningcommission2014

\_\_\_\_\_  
Date

**January 20, 2023**

**Gwyneth Teves, CPM, CFM  
Director of Planning and Development  
City of Wharton  
120 E. Caney Street  
Wharton, Texas 77488**

**Dear Mrs. Teves,**

**The Barclay property has been on the market for sale since March 2022. The qualified prospects that considered this for residential development could not move forward with their plans without platting three 44' x 115' lots.**

**The variance would provide lots that meet builder's prerequisites in size, location and not located in the flood plain.**

**We thank you for your attention to this request.**

**Respectfully,**

*Raymond C. Harrison, Jr.*  
**Raymond Harrison  
Agent for John A. Barclay**

**Map Search**

OpenStreetMap

Item-4.

10842 GARCIA VICTOR M...

10861 BARCLAY JOHN A ...

10838 JSP INC

23767 LINDBERG MYRVLE...

1 ACOSTA A<sup>-</sup> 12 A<sup>+</sup>

50 ft

Resolution: 0.21

Powered By: <TRUE PRODIGY>

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Map controls: Home, Layers, Full Screen, Zoom In, Zoom Out, Scale Bar, Resolution, Attribution.