



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, April 04, 2022
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, April 04, 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 01 day of April 2022.

By: /s/Mike Wootton
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 April 01, 2022, 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 01 day of April 2022.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, April 04, 2022
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held November 15, 2021.
2. Request by New Diamond Investments LLC at Wm. Kincheloe, Block 64F1 for replat.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	4/4/2022	Agenda Item:	Reading of the minutes from the regular called meeting held November 15, 2021.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held November 15, 2021.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, April 1, 2022	
Approval:			
Chairman: Mike Wootton			

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

**Monday, November 15, 2021
4:30 P.M.**

Marshall Francis, Vice-Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:36 p.m.

Commissioners present were: Burnell Neal, Rob Kolacny, Marshall Francis and Russell Cenko.

Commissioners absent were: Adryalle Watson, Mike Wootton and Michael Quinn.

Staff members present were: Gwyneth Teves, Community Development Director and Krystal Hasselmeier, Assistant to the Community Development Director.

Visitors present were: Laura Clemons.

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 November 1, 2021. Rob Kolacny, Commissioner moved to approve the minutes as presented. Burnell Neal, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a re-request by Chapel Creek Construction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 17' variance from required 25' front property line setback creating an 8' setback. Russell Cenko, Commissioner moved to recommend the variance to the City Council for final approval. Rob Kolacny, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:47 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	4/4/2022	Agenda Item:	Request by New Diamond Investments LLC at Wm. Kincheloe, Block 64F1 for replat.
<p>At this time, the Commission may review and consider a request by New Diamond Investments LLC at Wm. Kincheloe, Block 64F1 for replat.</p> <p>See attached application and supporting documentation.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, April 1, 2022	
Approval:			
Chairman: 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.

New Diamond Investments LLC

03/25/2022

Name (Printed)

Date

1620 N Richmond Road, Wharton, Texas 77488

5503 Corang View Ct, Sugar Land, Tx 77479

Physical Address

Mailing Address

A 2.65 Ac Tract of land, situated in Williams Kincheloe League Abstract No 38


832-786-9483

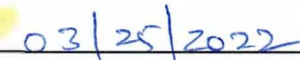
Legal Address

Phone

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

SIGNATURE OF APPLICANT:


Signature


Date

Planning commission Meeting: 04/04/2022 04:30pm

City Council Meeting: 04/11/2022 07:00pm

ADJACENT PROPERTY OWNER(S):

Bruce Sanft L Rental Properties LLC

Name
H Q Properties, Blk 1, Lot 2

Phone

121 W. Boling Hwy, Wharton, TX

Legal Address

Physical Address

Harrison Brothers Properties

Name

Phone

Wm. Kincheloe, Blk 64E, 64F, 64J, 64k-1

N. Richmond Rd., Wharton, TX

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:


Planning Department

04/01/2022

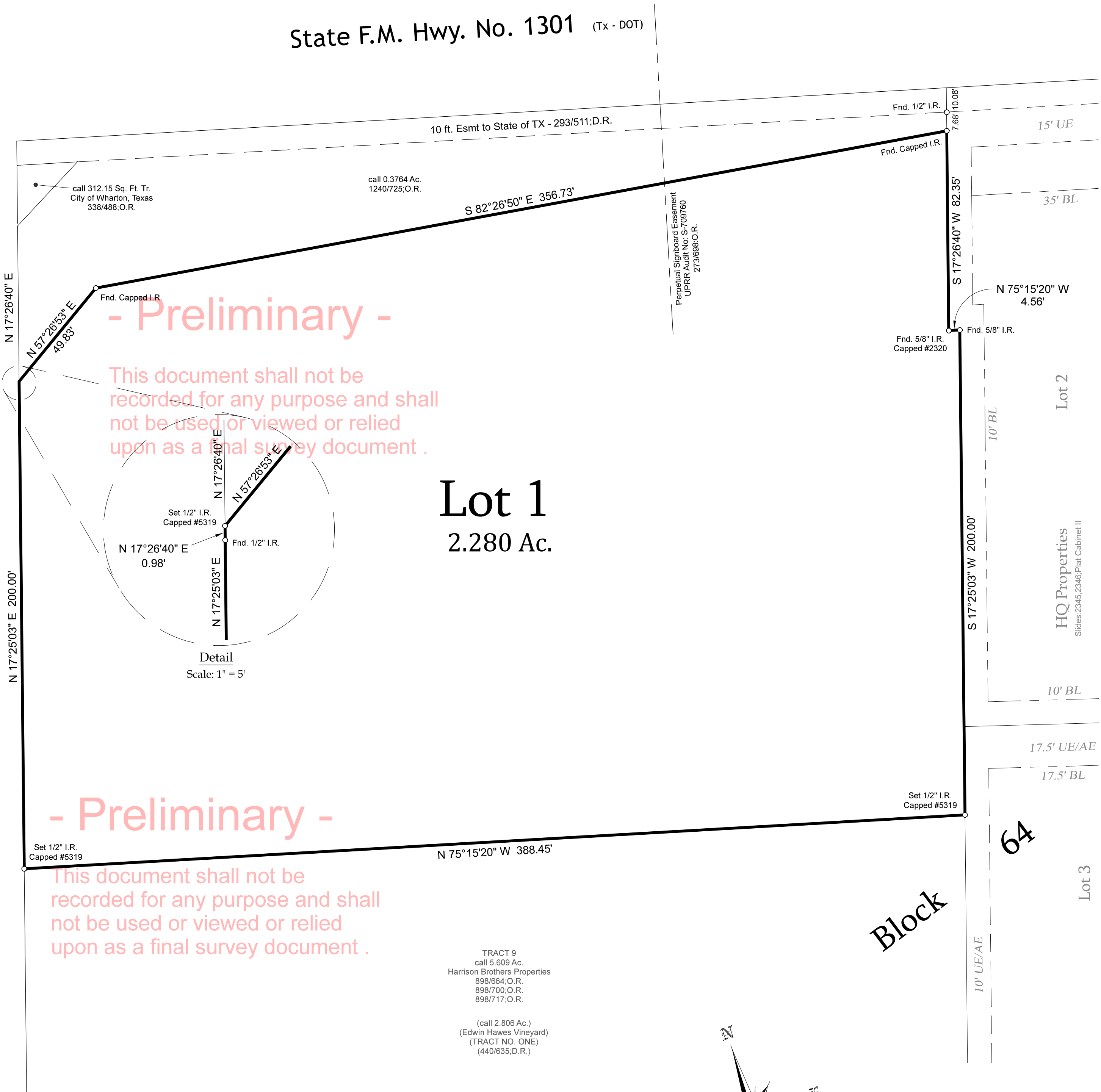
Date

Chairman of the Planning Commission

Date

Mayor

Date



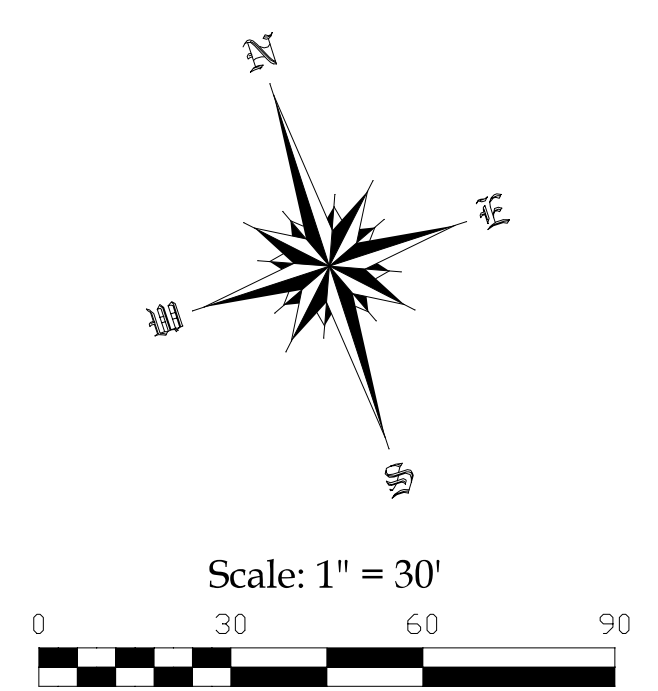
- Preliminary -

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

Lot 1
2.280 Ac.

- 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 subject tract is wholly within the city limits of the City of Wharton, Wharton County, Texas.

- Note:
- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fences, other improvements and actual property lines as shown on the survey plat.
 - (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (3) This may not be a complete inventory of fences.
 - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (5) This survey is valid for this transaction only.
 - (6) Title: No Title Commitment was provided to Surveyor. No attempt was made to research or locate easements that may or may not affect Subject Tract.
 - (7) 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 (January, 2022), 'Taj Subdivision' is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Community No. 480654, Map No. 48481G0355 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

Known all men by these presents:

That I, Akbar Karovadiya, 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 "Taj 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 this _____ day of _____, 2022.

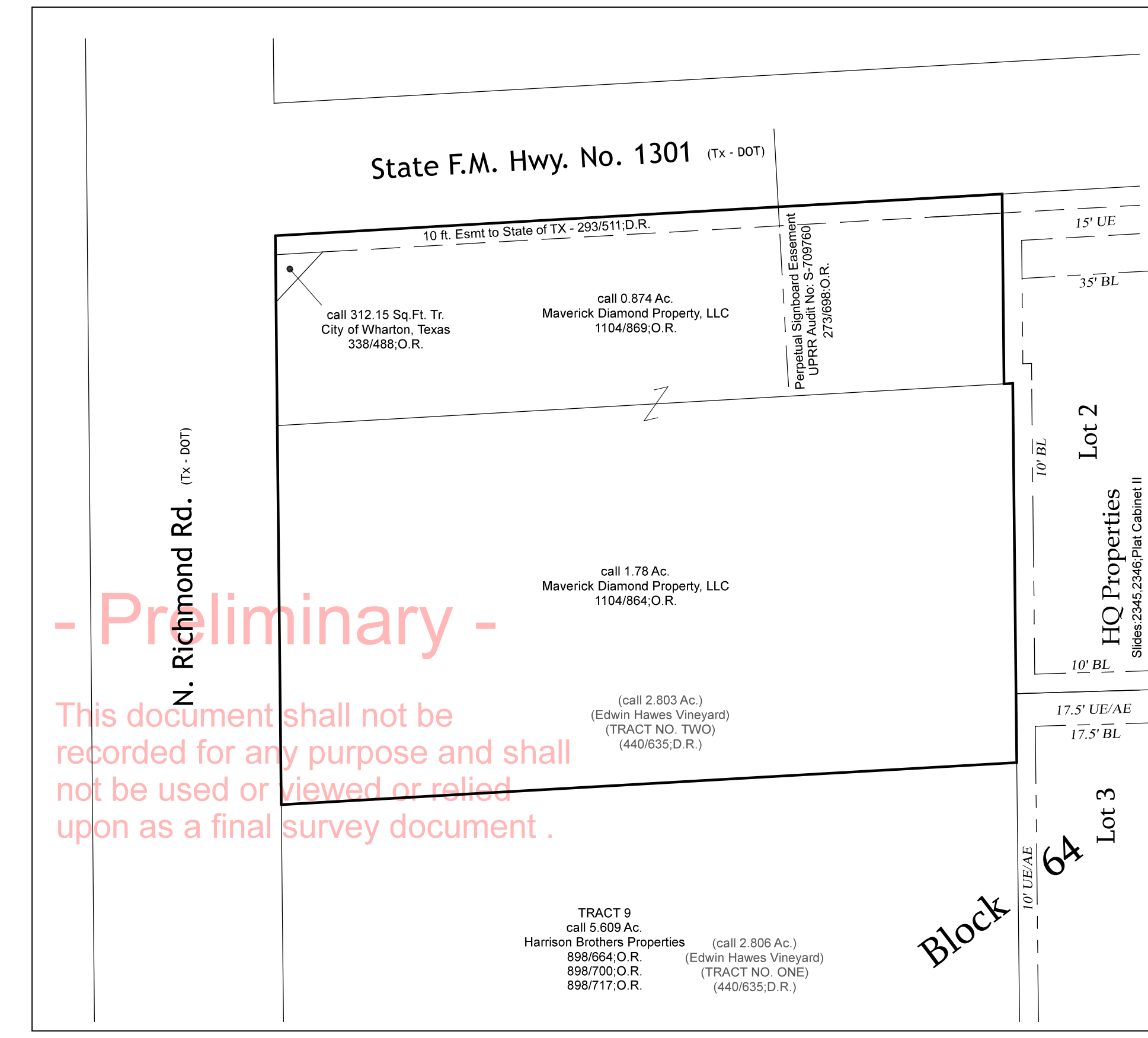
Akbar Karovadiya
Vice President, New Diamond Investments, LLC

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Akbar Karovadiya, 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 _____, 2022.

By _____
Notary Public in and for the State of Texas



- 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 -

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'

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

this _____ day of _____, 2022,

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

the Plat Cabinet Records III, 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

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

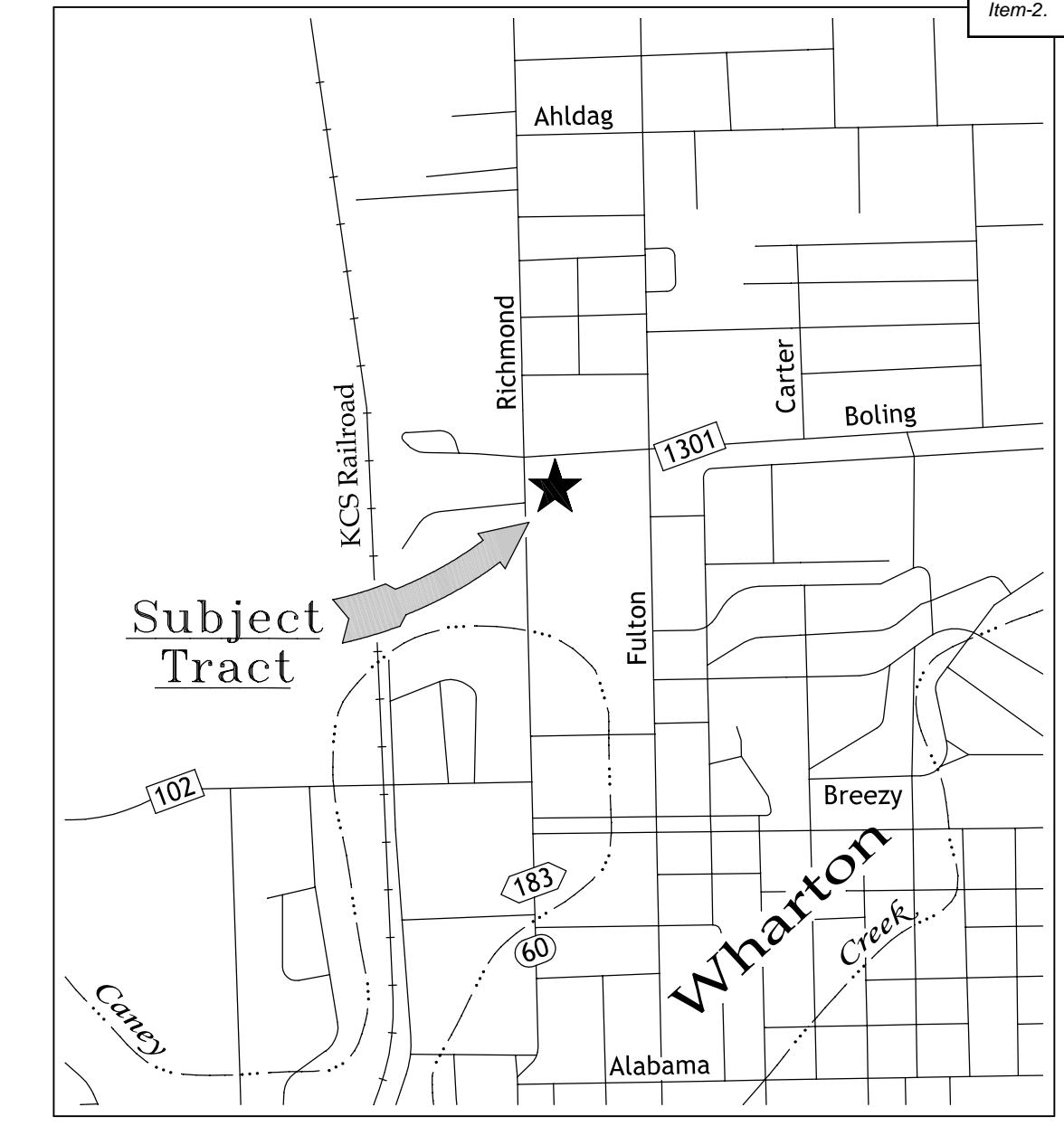
Approved by the Planning Commission this _____ day of _____, 2022.

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.



Vicinity Map
No Scale

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: January 14, 2022.

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

Preliminary Plat
of the
Taj Subdivision
 A 2.65 AC. Tract of land, situated in the
 William Kincheloe League, Abstract No. 38,
 in the
 City of Wharton
 Wharton County, TX

1 Lot 0 Reserves 1 Block 02/11/2022

Developer:
New Diamond Investments, LLC
5503 Corang View Ct.
Sugar Land, TX 77479
281-277-0077

ROBERTO KOLACNY
AND ASSOCIATES, LLC
RPLS4939 FIRM# 10107000

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

FILE: Maverick Diamond SD.dwg
PROJECT: W\Wharton\City\102022
CJOB: Surrv.CJOB
BY: P\Aringa

Page 8 -

Map



Property Details

Account	
Property ID:	R077174
Legal Description:	WM.KINCHELOE BLOCK 64F1 ABS 38, TR 64A-3RR Acres:2.6540
Geographic ID:	10745-064-310-30
Agent:	192
Type:	R - REAL PROPERTY
Location	
Address:	N RICHMOND RD @ FM 1301
Map ID:	
Owner	
Name:	NEW DIAMOND INVESTMENTS LLC
Mailing Address:	5503 CORANG VIEW CT SUGAR LAND, TX 77479-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Item-2.

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

2022 PRELIMINARY VALUES WILL BE DISPLAYED APRIL 2022.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	WHARTON COUNTY	N/A	N/A	N/A	N/A	N/A
1	FM & LR	N/A	N/A	N/A	N/A	N/A
1	ESD#1	N/A	N/A	N/A	N/A	N/A
1	CONS GROUNDWATER	N/A	N/A	N/A	N/A	N/A
1	COUNTY JR COLLEGE	N/A	N/A	N/A	N/A	N/A
3	CITY OF WHARTON	N/A	N/A	N/A	N/A	N/A
3	ESD#3	N/A	N/A	N/A	N/A	N/A
7	WHARTON ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C-WH-PRIME	C3 - Vacant Land - Com. - LE 5 Acres - No Ag	2.654	115,608.24	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$1,093,654	\$0	\$1,093,654	\$0	\$1,093,654
2020	\$0	\$171,356	\$0	\$171,356	\$0	\$171,356
2019	\$0	\$171,356	\$0	\$171,356	\$0	\$171,356

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/16/2020	46	W	MAVERICK DIAMOND PROPERTY LLC	NEW DIAMOND INVESTMENTS LLC	1168	702	
8/3/2018	46	W		MAVERICK DIAMOND PROPERTY LLC	1104	864	

Property Details

Account	
Property ID:	R069610
Legal Description:	H Q PROPERTIES BLOCK 1 LOT 2 Acres:1.2970
Geographic ID:	10649-001-002-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	121 W BOLING HWY WHARTON
Map ID:	
Owner	
Name:	BRUCE SANFT L RENTAL PROPERTIES LLC %ERIC HEINZ
Mailing Address:	1835 MARKET ST STE 1215 PHILADELPHIA, PA 19103
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A

Homestead Cap Loss: ②

Item-2.

Assessed Value:

N/A

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1	FM & LR	N/A	N/A	N/A	N/A	N/A
1	ESD#1	N/A	N/A	N/A	N/A	N/A
1	CONS GROUNDWATER	N/A	N/A	N/A	N/A	N/A
1	COUNTY JR COLLEGE	N/A	N/A	N/A	N/A	N/A
3	CITY OF WHARTON	N/A	N/A	N/A	N/A	N/A
3	ESD#3	N/A	N/A	N/A	N/A	N/A
7	WHARTON ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A**Estimated Taxes With Exemptions:** N/A**Estimated Taxes Without Exemptions:** N/A

Property Details

Account	
Property ID:	R062460
Legal Description:	WM.KINCHELOE BLOCK 64E,64F,64J,64K-1 Acres:6.8200
Geographic ID:	10745-064-310-20
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	N RICHMOND RD WHARTON
Map ID:	
Owner	
Name:	HARRISON BROTHERS PROPERTIES
Mailing Address:	108 SANTA FE WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A

Homestead Cap Loss: 

Item-2.

Assessed Value:

N/A

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7	WHARTON ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A**Estimated Taxes With Exemptions:** N/A**Estimated Taxes Without Exemptions:** N/A