



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, November 21, 2022
4:30 PM**

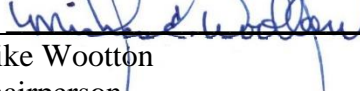
120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, November 21, 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 17 day of November 2022.

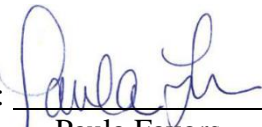
By:  _____
Mike Wootton
Chairperson

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 November 17, 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 17 day of November 2022.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, November 21, 2022
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held October 17, 2022.
2. 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.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	11/21/2022	Agenda Item:	Reading of the minutes from the regular called meeting held October 17, 2022.
At this time, the Commission may review and approve the minutes from the regular called meeting held October 17, 2022.			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, November 17, 2022	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, October 17, 2022
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:33 p.m.

Commissioners present were: Mike Wootton, Joel Williams, Adraylle Watson, Rob Kolacny, Burnell Neal and Marshall Francis.

Commissioners absent were: Michael Quinn.

Staff members present were: Gwyneth Teves, Director of Planning & Development, Claudia Velasquez, Assistant to the Building Official & Felicia Lewis, Code Enforcement Officer.

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 September 19, 2022. Rob Kolacny, Commissioner moved to approve the minutes as presented. Adraylle Watson, Commissioner seconded the motion.

The second item on the agenda was to 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. Adraylle Watson, Commissioner moved to recommend the replat to the City Council for final approval. Joel Williams, Commissioner seconded the motion. All voted in favor.

Marshall Francis, Commissioner arrived at the meeting at 4:36 p.m.

Adjournment. The meeting adjourned at 4:37 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	11/21/2022	Agenda Item:	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.
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At this time, the Commission may 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.

Attached are the application, and draft replat.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, November 17, 2022
Approval:	
Chairperson: Mike Wootton	

kooihong100@gmail.com

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.

SENG 001

Nov. 8th 2022

Name (Printed)

Date

5910, Metaphor Way,

5910, Metaphor Way

Physical Address

Mailing Address

Rosenberg, Tx 77469

Rosenberg Tx 77469

Legal Address

Phone

832 566 0942

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

*ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

11/8/2022

Signature

Date

Planning commission Meeting: 11.21.22 430pm
City Council Meeting: 11.28.22 7pm

ADJACENT PROPERTY OWNER(S):

See Attached List

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:

11.8.22

Planning Department

Date

Chairman of the Planning Commission

Date

Mayor

Date

Ooi Replat 11/21/2022

Adjacent Property Owners:

Name: MILLER L HOLDINGS TX LLC

Legal Address: REEDS LOT 20

Physical Address: 611 REED AVE

Name: MILLER LOREN R

Legal Address: REEDS LOT 21

Physical Address: 607 REED AVE

Name: MAYNARD RANDALL

Legal Address: REEDS LOT 22, 22A, 23, 23A

Physical Address: 519 REED AVE

Name: EICHORN JANICE EST

Legal Address: REEDS LOT 24

Physical Address: 515 REED AVE

Name: MUNOZ MARIA

Legal Address: REEDS LOT 25, 26A

Physical Address: 509 & 507 REED AVE

Name: ZUBER PAULINE F

Legal Address: REEDS LOT 28, 29, 29A, 30, 31, 32A

Physical Address: 423 & 419 REED AVE

Name: US BANK NATL ASSOC TRUSTEE NATL DEFAULT SERVICING

Legal Address: REEDS LOT 32, 33, 34

Physical Address: 413 REED AVE

Name: LOOPER JEFFREY S ETUX LOUISA

Legal Address: REEDS LOT 35, 36

Physical Address: 413 REED AVE

Name: HERNANDEZ JOE & MARY

Legal Address: REEDS LOT 36A, 37

Physical Address: 409 REED AVE

Name: LINDBERG MYRVLE ETUX SHARON

Legal Address: WHARTON BLOCK 60-EXT. LOT 12B

Physical Address: 2015 N RICHMOND RD

Name: OTRADOVSKY VERA

Legal Address: WHARTON BLOCK 60-EXT. LOT 14 PT.

Physical Address: BOATWRIGHT LN

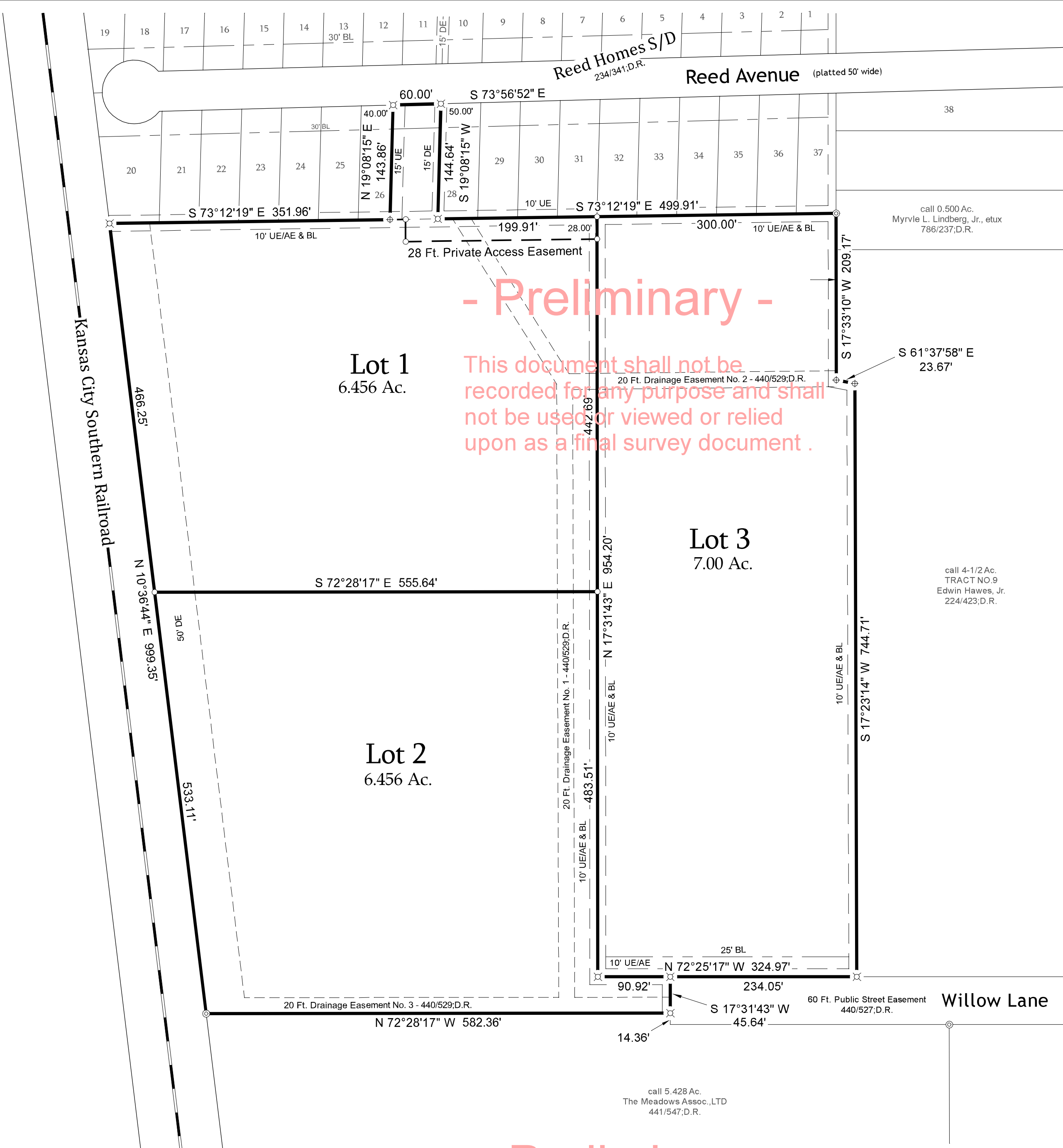
Name: HAWES EST

Legal Address: WHARTON BLOCK 60-EXT LOT 16

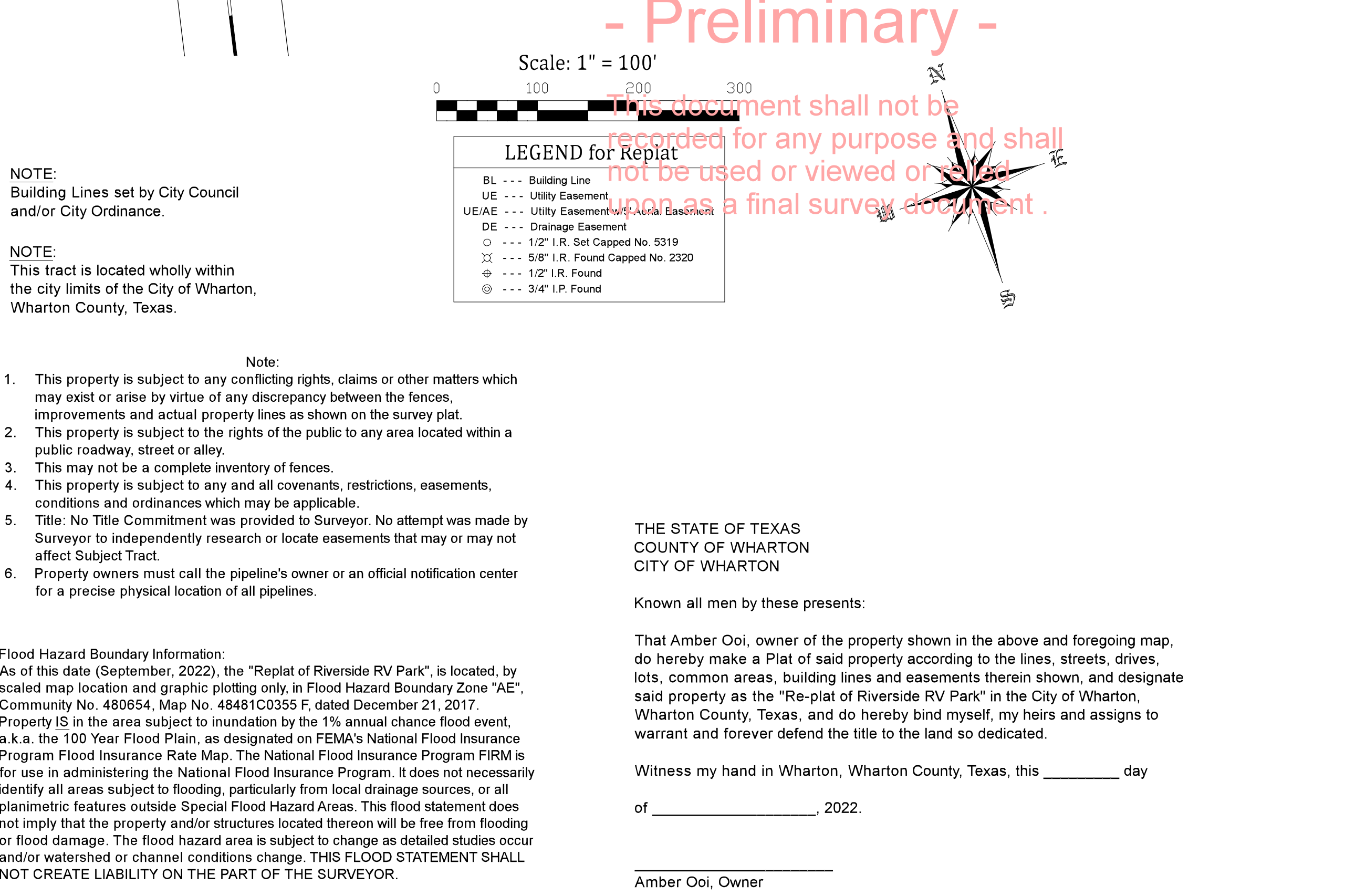
Physical Address: 1917 N RICHMOND RD

Name: B PROPERTIES THE MEADOWS LLC

Legal Address: WHARTON BLOCK 60-EXT LOT 14PT, 17 Physical Address: 501 W WILLOW LN



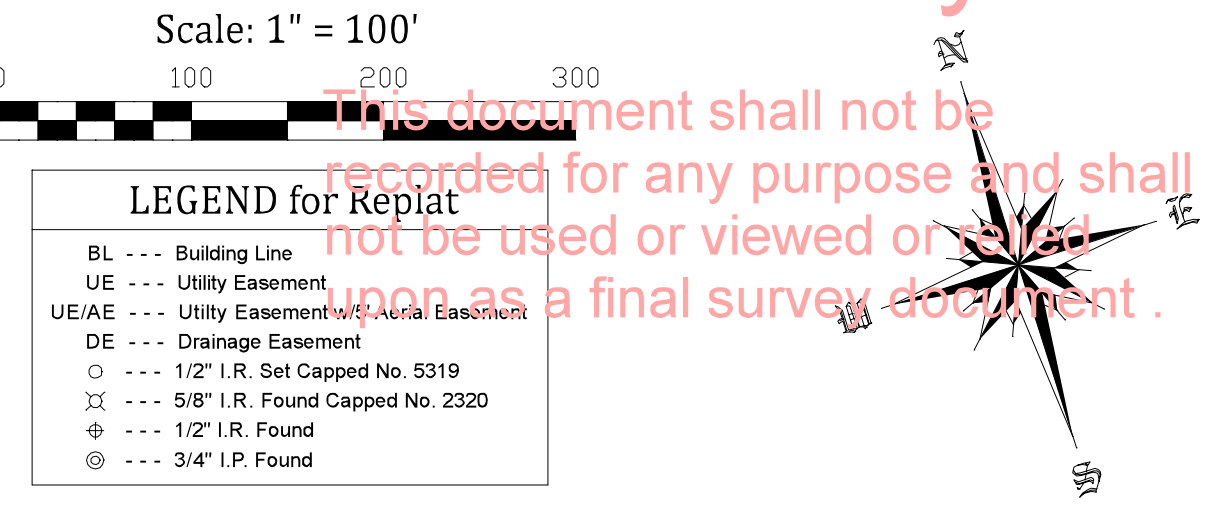
- Preliminary -
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



- 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.

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.

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

Known all men by these presents:

That Amber Ooi, 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 "Re-plat of Riverside RV Park" 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 _____, 2022.

Amber Ooi, Owner

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

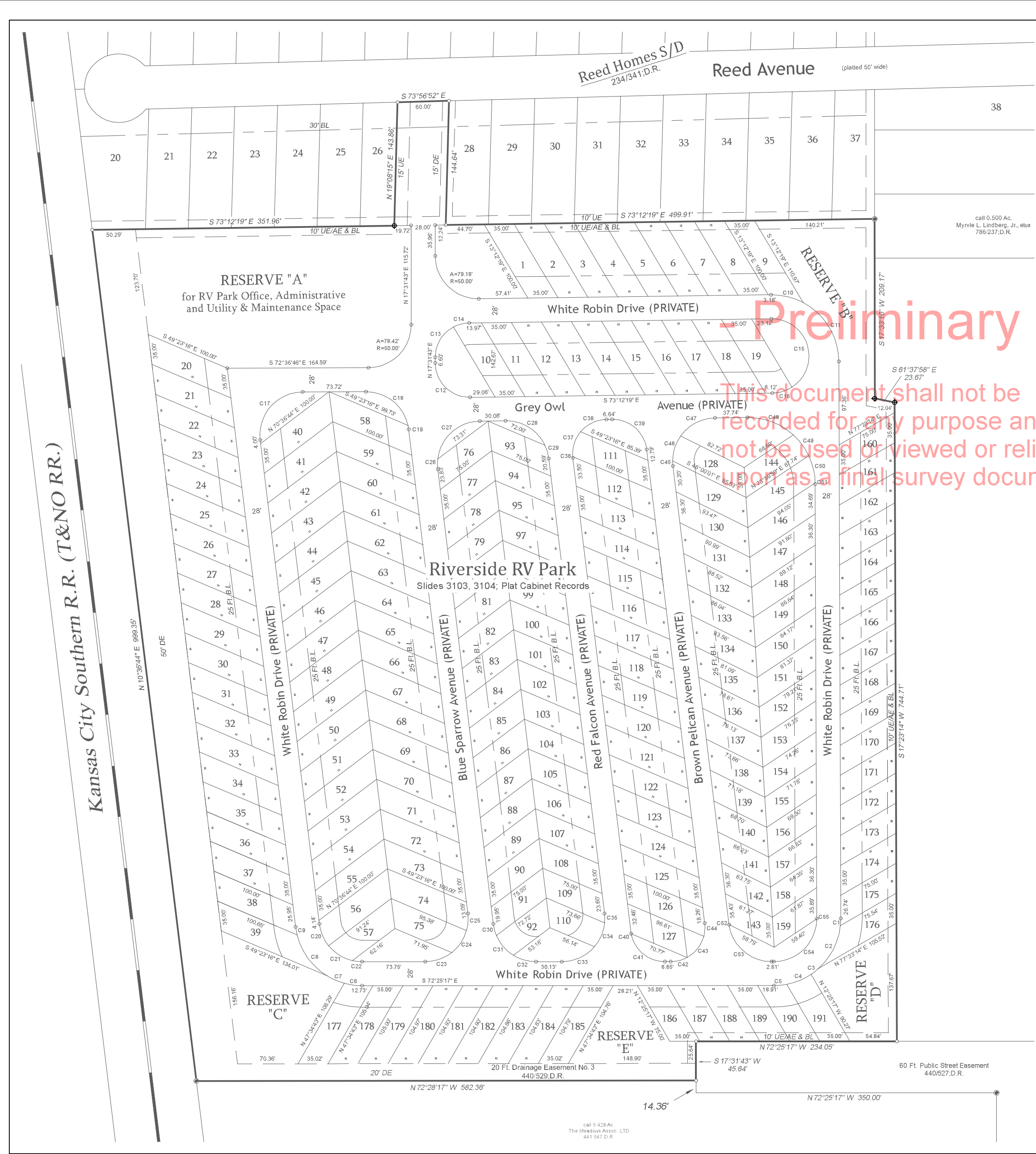
Approved by the Planning Commission this _____ day of _____, 2022.

THE STATE OF TEXAS
 COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Amber Ooi, 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



Property Before Development
 Scale: 1" = 100'

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.

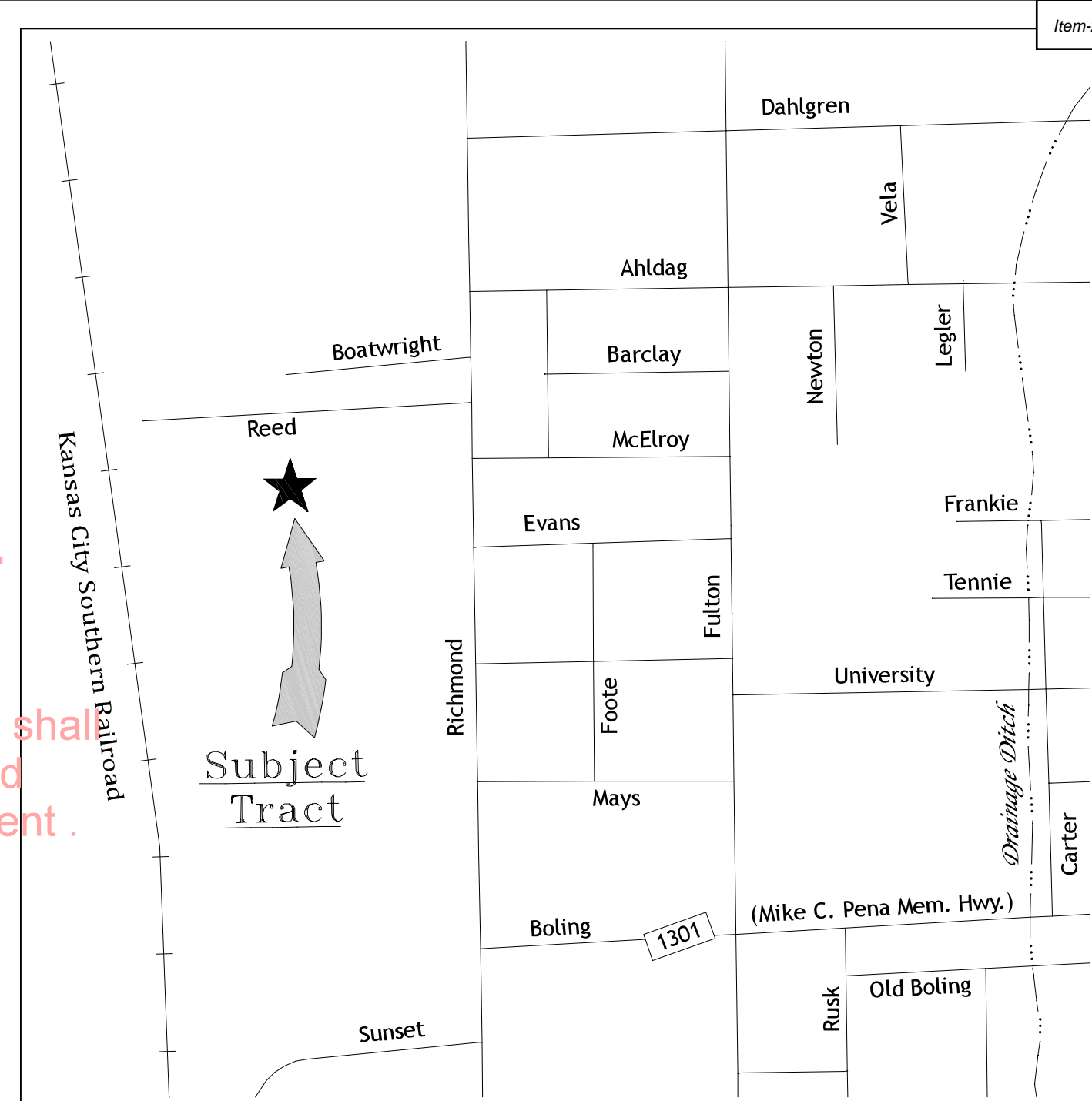
THE STATE OF TEXAS
 COUNTY OF WHARTON

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.

By: _____
 Deputy



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: August 16, 2022

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

Preliminary Plat

of the

Replat of Riverside RV Park

being a Replat of a 19.91 Ac. tract of land in the Wm. Kincheloe League, Abstract No. 38, City of Wharton, Wharton County, Texas

3 Lots 0 Reserves 1 Block 11/15/2022

Developer:
 Amber Ooi
 310 Muirwood
 Sugarland, TX 77478
 (832) 565-0942

ROBERT W. KOLACNY AND ASSOCIATES, L.L.C.
 140 S. HOUSTON STREET | WHARTON TEXAS 77481 | 979.532.8056
 Registered Professional Land Surveyors
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

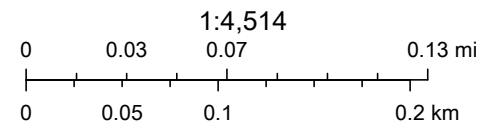
FILE: Replat of RBP Ranch.dwg
 PROJECT: W WhartonCity@ReedHome
 CRD: Reed CRD
 BY: RV Alltoga

Ooi Replat 2022



11/17/2022, 11:23:55 AM

 Parcels



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Wharton Central Appraisal District, BIS Consulting - www.bis