



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, June 07, 2021
4:30 PM**

CITY HALL

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission will be held on Monday, June 07, 2021 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 04 day of June 2021.


By: /s/Mike Wootton
Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission 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 June 04, 2021, 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 04 day of June 2021.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission
Monday, June 07, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Request by Mrs. Kristi Kocian on behalf of Custom Creations for a 0' side building line setback variance from the required 5' setback at 202 N. Houston St, Hawes, Block C, Lots 7B & 8B for installation of a carport behind the business.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	6/7/2021	Agenda Item:	Request by Mrs. Kristi Kocian on behalf of Custom Creations for a 0' side building line setback variance from the required 5' setback at 202 N. Houston St, Hawes, Block C, Lots 7B & 8B for installation of a carport behind the business.
---------------	----------	--------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

At this time, the Commission may review and consider a by Mrs. Kristi Kocian on behalf of Custom Creations for a 0' side building line setback variance from the required 5' setback at 202 N. Houston St, Hawes, Block C, Lots 7B & 8B for installation of a carport behind the business.

See attached application and supporting documentation.

Community Development Director: Gwyneth Teves	Date: Friday, June 4, 2021
Approval:	
Chairman: Mike Wootton	

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

Item-1.

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.

Kristi Kocian
Name (Printed)
202 N. Houston St.
Physical Address
Hawes, Block C, Lot 7B, 8B.
Legal Address

6/1/21
Date
(Same)
Mailing Address
979-531-0000
Phone 979-533-0035

Describe the variance request and the reason for requesting variance:

Requesting a 0' exterior setback variance from the required 5'-0" setback for the placement of a 15' x 25' Metal carport.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Kristi Kocian 6/1/21
Signature Date
Planning Commission Meeting: 06/07/2021 @ 4:30p
City Council Meeting: 06/14/2021 @ 7:00p

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

ADJACENT PROPERTY OWNER (S):

Charles and Annie Lominac
Name
Hawes, Block C, Lot 7A, 8A
Legal Address

Phone
210 N. Houston St.
Physical Address

TWC Properties: Kelly Boedeker
Name
Hawes, Block C, Lot 6.
Legal Address

Phone
108 W. Caney St.
Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

Fresh Texas
Planning Department

6.2.2021
Date

Chairman of the Planning Commission

Date

Mayor
F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

Date



Star Buildings & Carports
3007 NW Stallings Dr.
Nacogdoches, TX, 75964
(936) 715-0363
starbuildingsandcarports@gmail.com

Customer Details

Customer Name	Kristi Kochian
Phone Number	979-533-0035
Secondary Phone Number	
Email	yourcustomcreation@sbcglobal.net

Delivery and Installation Details

Delivery Contact Person	Kristi Kochian
Delivery Address:	202 N Houston Street
Delivery City, State, ZIP	Wharton, TX, 77488

Order Details

Date:	Sat, May 15, 2021
-------	-------------------

Additional Comments

Contact me: I have some questions about this building. Contact me as soon as possible.

Building Images



Perspective View



Front



Left Side

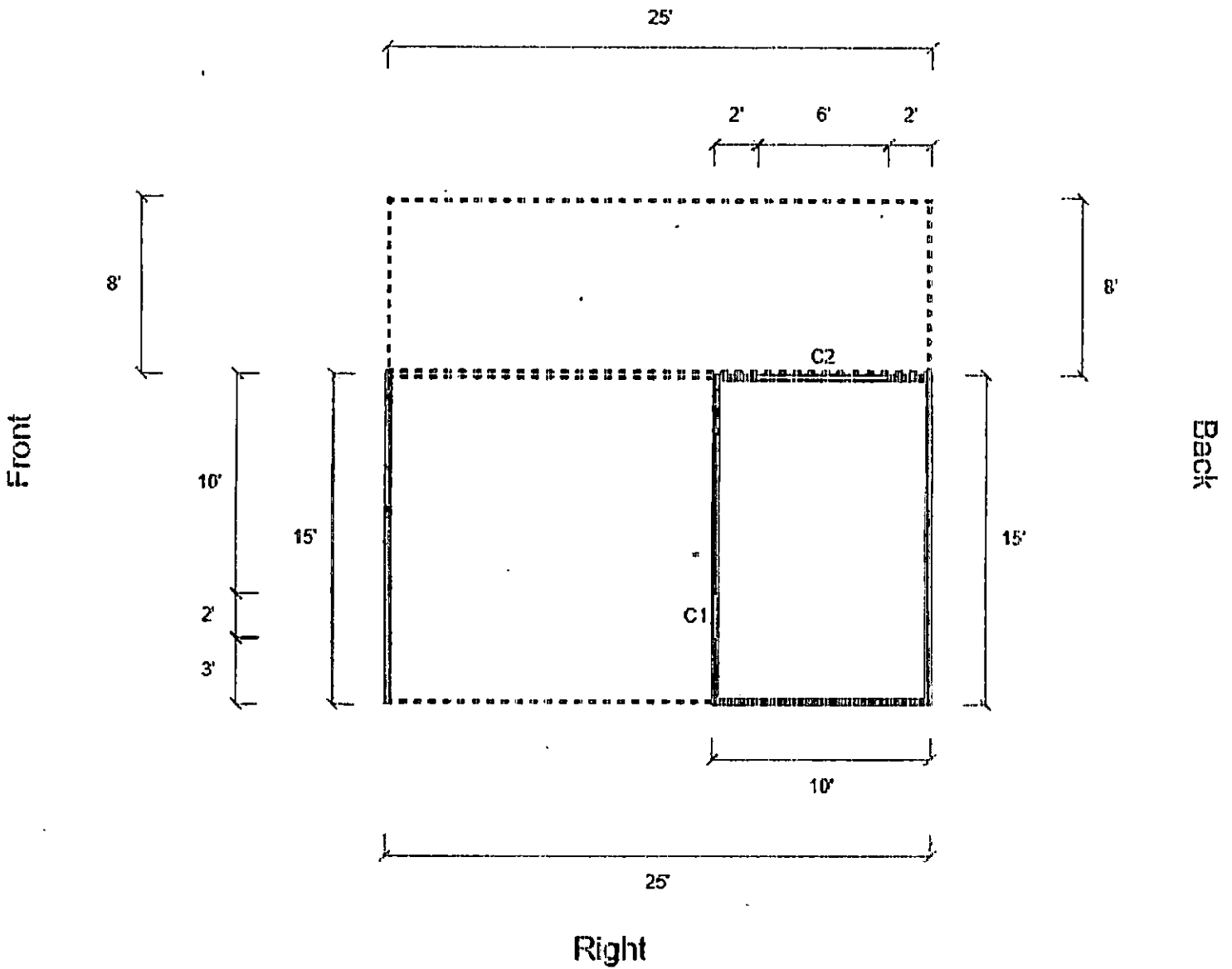


Right Side



Back

Left



Symbol Legend:

C1: 24" x 36" With Grid




C2: 5' x 6' Garage Door

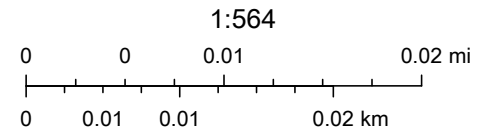
Custom Creations Variance

Item-1.



6/3/2021, 5:36:26 PM

-  Parcels
-  City Limits / Unincorporated Townships
-  Abstracts



© OpenStreetMap (and) contributors, CC-BY-SA

Wharton Central Appraisal District, BIS Consulting - www.biscad.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.