



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, July 17, 2023  
4:30 PM**

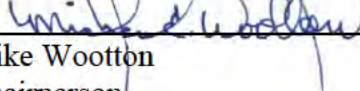
***120 E. CANEY ST., WHARTON, TX 77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, July 17, 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 13<sup>th</sup> day of July 2023.

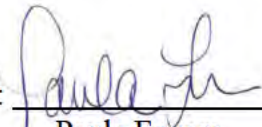
By:  \_\_\_\_\_  
Mike Wootton  
Chairperson

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 July 13, 2023, 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 13 day of July 2023.

**CITY OF WHARTON**

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



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, July 17, 2023**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Election of Officers.
2. Reading of the minutes from the regular called meeting held May 1, 2023.
3. Request from Mr. Geoffrey Brady for replat of Briargrove, Section 4, Block 1 for development.
4. Request from Mr. Charlie Nays for replat of William Kincheloe, Block 63, Lots 116, 116A, 117A for development.
5. Request from Mr. Greg Hippel of 804 Old Caney Rd., Old Caney Manor, Lot 1, Res. A for a 6-foot side building line setback from the required 15-foot setback for construction of a patio cover.
6. Request from Mr. & Mrs. Clark for a variance to Chapter 38 Manufactured Housing, Mobile Homes and Travel Trailers and Parks, Article 2 Requirements, Division 1 Generally, Section 38-36 Authorized Locations for replacement of an unoccupied mobile home for occupancy.
7. Presentation and request for input by Ardurra Group, Inc. for the City of Wharton Downtown Master Plan.

**Adjournment.**



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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Election of Officers.
<p>At this time the Planning Commission may review and consider electing new officers for the current term year.</p> <ol style="list-style-type: none"> <li>1. Chairperson – Previously Mike Wootton</li> <li>2. Vice-Chairperson – Previously Marshall Francis</li> <li>3. Secretary – Previously Rob Kolacny</li> </ol>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			



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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Reading of the minutes from the regular called meeting held May 1, 2023.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held May 1, 2023.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			

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

**Monday, May 1, 2023  
 4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:30 p.m.

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

Commissioners absent were: None.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Shania Fisher, Assistant to the Building Official.

Visitors present were: None.

**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 February 6, 2023. Rob Kolacny, Commissioner, moved to approve the minutes as presented. Michael Quinn, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request by Mr. & Mrs. Svatek of 3613 Fairway Dr., Country Club Estate, Lots 16 & 17 for a variance to build over the property line between 2 lots for new residential construction. Adraylle Watson, Commissioner, moved to recommend the variance to the City Council for final approval. Burnell Neal, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider ratification of the recommended changes for the preliminary plat for the Wharton Lakes Subdivision. Joel Williams, Commissioner, moved to ratify the recommendation provided to the City Council Housing Committee. Burnell Neal, Commissioner, seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:43 p.m.

\_\_\_\_\_  
 Mike Wootton, Chairperson

\_\_\_\_\_  
 Rob Kolacny, Secretary

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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Request from Mr. Geoffrey Brady for replat of Briargrove, Section 4, Block 1 for development.
<p>At this time, the Commission may review and consider a request from Mr. Geoffrey Brady for replat of Briargrove, Section 4, Block 1 for development.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			



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

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.

GEORGEY AND CHARO BRADY 7/10/23  
Name (Printed) Date  
500 MACARTHUR CAFE, KNOXVILLE, TN 37934 SAME  
Physical Address Mailing Address  
\_\_\_\_\_  
Legal Address Phone

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

**SIGNATURE OF APPLICANT:**

Georgey Brady 7/10/23  
Signature Date

Planning commission Meeting: \_\_\_\_\_  
City Council Meeting: \_\_\_\_\_

**ADJACENT PROPERTY OWNER(S):**

1) SEGREST PROPERTIES #2 LLC (3651848)  
Name Phone  
2313 N. RICHMOND RD,  
Legal Address Physical Address

2) KOSTKA EDWIN W JR (3665125)  
Name Phone  
1720 E. MILAM WHARTON, TX 77488  
Legal Address Physical Address

\_\_\_\_\_  
Name Phone  
\_\_\_\_\_  
Legal Address Physical Address

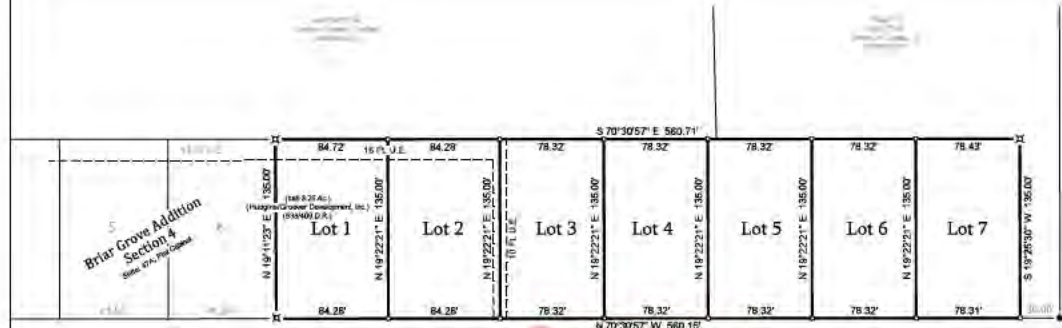
**APPROVAL:**

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

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

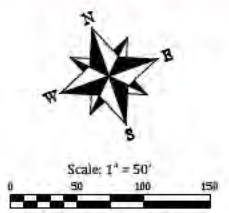
\_\_\_\_\_  
Mayor Date





**Preliminary**  
Kingston Drive (width 40 ft. wide)

**Preliminary**  
This instrument shall only be used to determine the location of the subject tract for the purpose of recording the same. It shall not be used for any other purpose.



LEGEND	
○	1/4" U.S. Cont. Survey 1851-5
□	1/4" U.S. Plat
●	1" Plat Found

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

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

The subject tract is 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.
  - This survey is valid for this transaction only.
  - Title: Alliant National Title Insurance Company, Inc. Commitment GF No. 2022-07104, Effective Date: July 15, 2020. 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 (May, 2023), the "Geoffrey Brady Subdivision" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Map No. 4848102865-R, dated DECEMBER 21, 2017. Property is 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.



**Preliminary**  
Property before Development  
Scale: 1" = 100'

**Preliminary**  
This instrument shall only be used to determine the location of the subject tract for the purpose of recording the same. It shall not be used for any other purpose.



Vicinity Map  
No Scale

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.

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

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

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: May 30, 2023

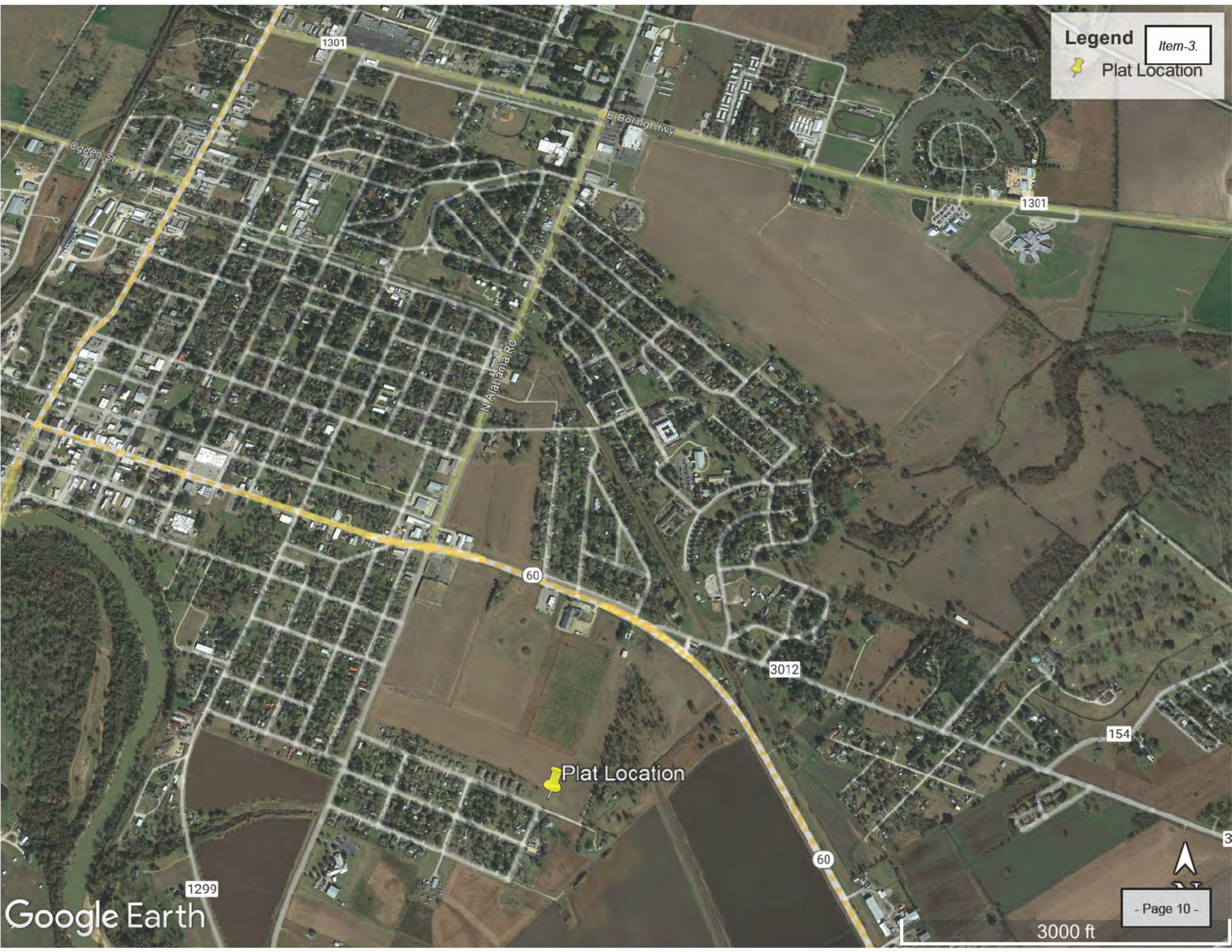
Robert W. Kolacny  
Registered Professional Land Surveyor No. 5319  
P.O. (979) 552-3055


Preliminary Plat  
of the  
**Kingston Place**  
the subdivision of  
a 1.74 Ac. Tract of land, situated in the  
Randal Jones 1/2 League, Abstract No. 36,  
in the  
City of Wharton  
Wharton County, TX

7 Lots 0 Reserves 1 Block	07/06/2023
Developer: Geoffrey Brady 500 Meador Lane Knoxville TN 37934 (715) 839-0105	
P.L.S. Plat to Geoffrey Brady 20 Ac. Subdivision in Wharton County, Texas Registered Professional Land Surveyors - OFFICE: (979) 552-3055      www.rwkolacny.com	



**Legend** Item-3.  
 Plat Location



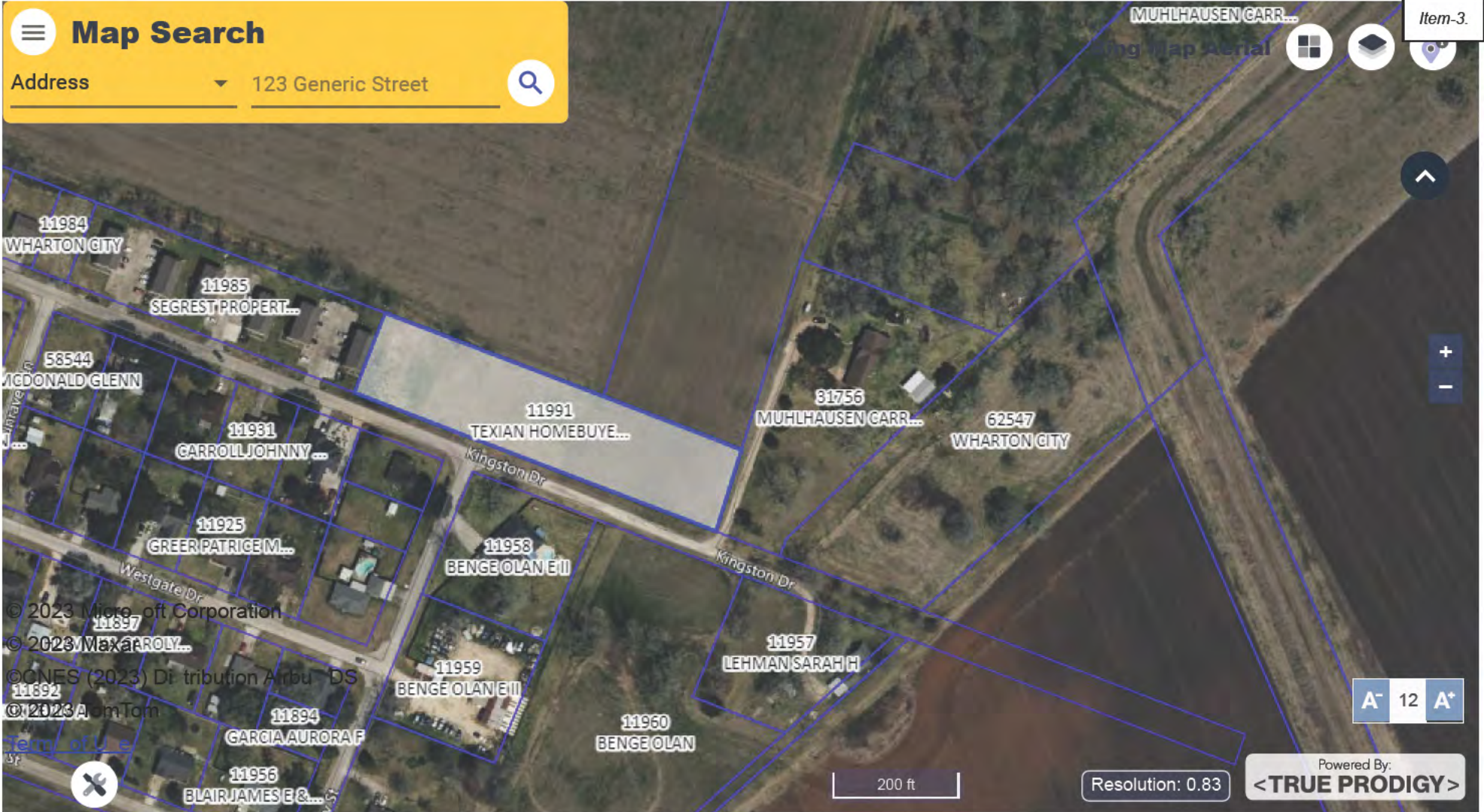
 Plat Location





**Map Search**

Address ▼ 123 Generic Street 🔍



© 2023 Micro-oft Corporation  
 © 2023 Max ARROLY...  
 © ONES (2023) Di tribution Airbu DS  
 © 2023 Aom Tom  
 Term of U e

Item-3.

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

Powered By: **<TRUE PRODIGY>**

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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Request from Mr. Charlie Nays for replat of William Kincheloe, Block 63, Lots 116, 116A, 117A for development.
<p>At this time, the Commission may review and consider a request from Mr. Charlie Nays for replat of William Kincheloe, Block 63, Lots 116, 116A, 117A for development.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			



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

**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.

NAYS Charlie  
Name (Printed)  
311 N Shepard St / 18467 + 18471  
Physical Address  
\_\_\_\_\_  
Legal Address

8-12-21  
Date  
4513 WOODWAY AVE  
Mailing Address  
\_\_\_\_\_  
Phone

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

**SIGNATURE OF APPLICANT:**

Charlie Nays  
Signature

8-12-21  
Date

Planning commission Meeting: 7-17-23 430p  
City Council Meeting: 7-24-23 7pm

**ADJACENT PROPERTY OWNER(S):**

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Legal Address  
\_\_\_\_\_  
Name  
\_\_\_\_\_  
Legal Address  
\_\_\_\_\_  
Name  
\_\_\_\_\_  
Legal Address

\_\_\_\_\_  
Phone  
\_\_\_\_\_  
Physical Address  
\_\_\_\_\_  
Phone  
\_\_\_\_\_  
Physical Address  
\_\_\_\_\_  
Phone  
\_\_\_\_\_  
Physical Address

**APPROVAL:**

Frank Teves  
Planning Department

7-12-23  
Date

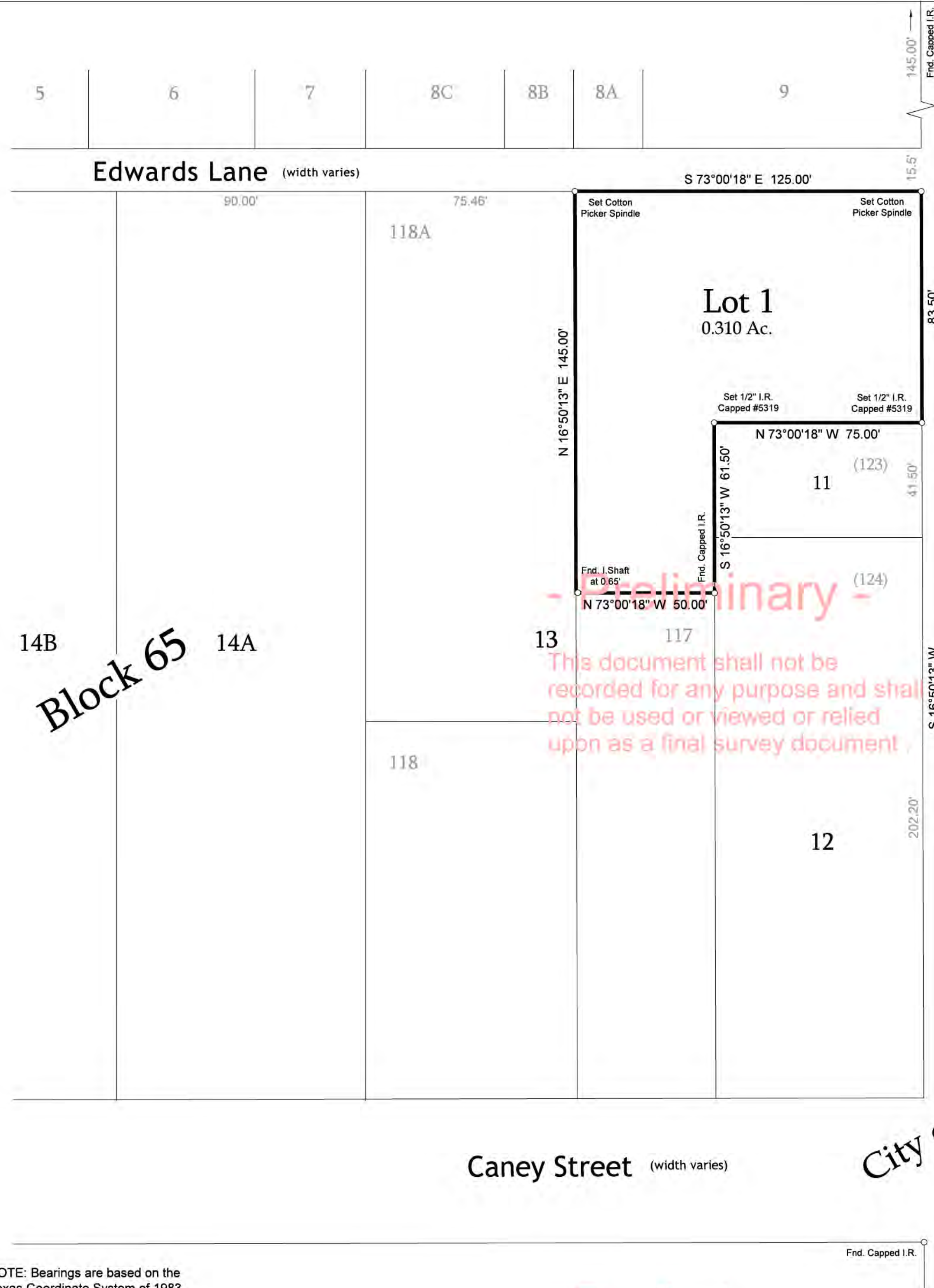
\_\_\_\_\_  
Chairman of the Planning Commission

\_\_\_\_\_  
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.

City of Wharton  
163/3 et seq. D.R.

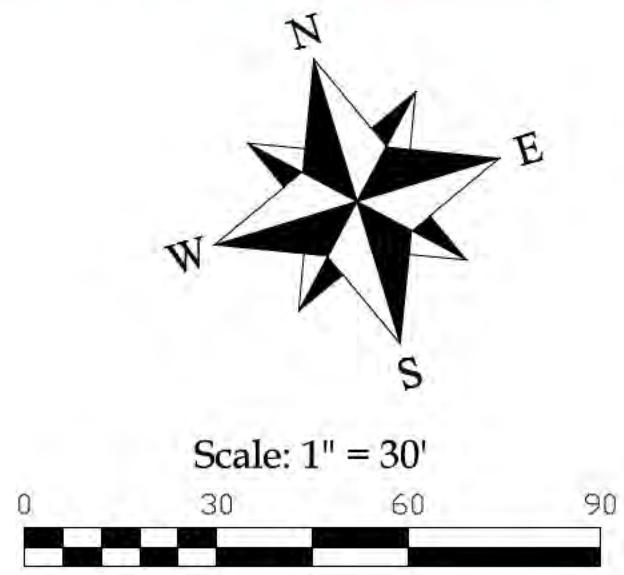
NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

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

The subject tract is 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 (July, 2023), "Nays Subdivision" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X" and Shaded Zone "X", Map No. 48481C0355 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. Property IS in the area subject to inundation by the 0.2% 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 we, Charlie Nays and Marvanett Nays, 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 "Nays Subdivision" in the City of Wharton, Wharton County, Texas, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Charlie Nays, Owner

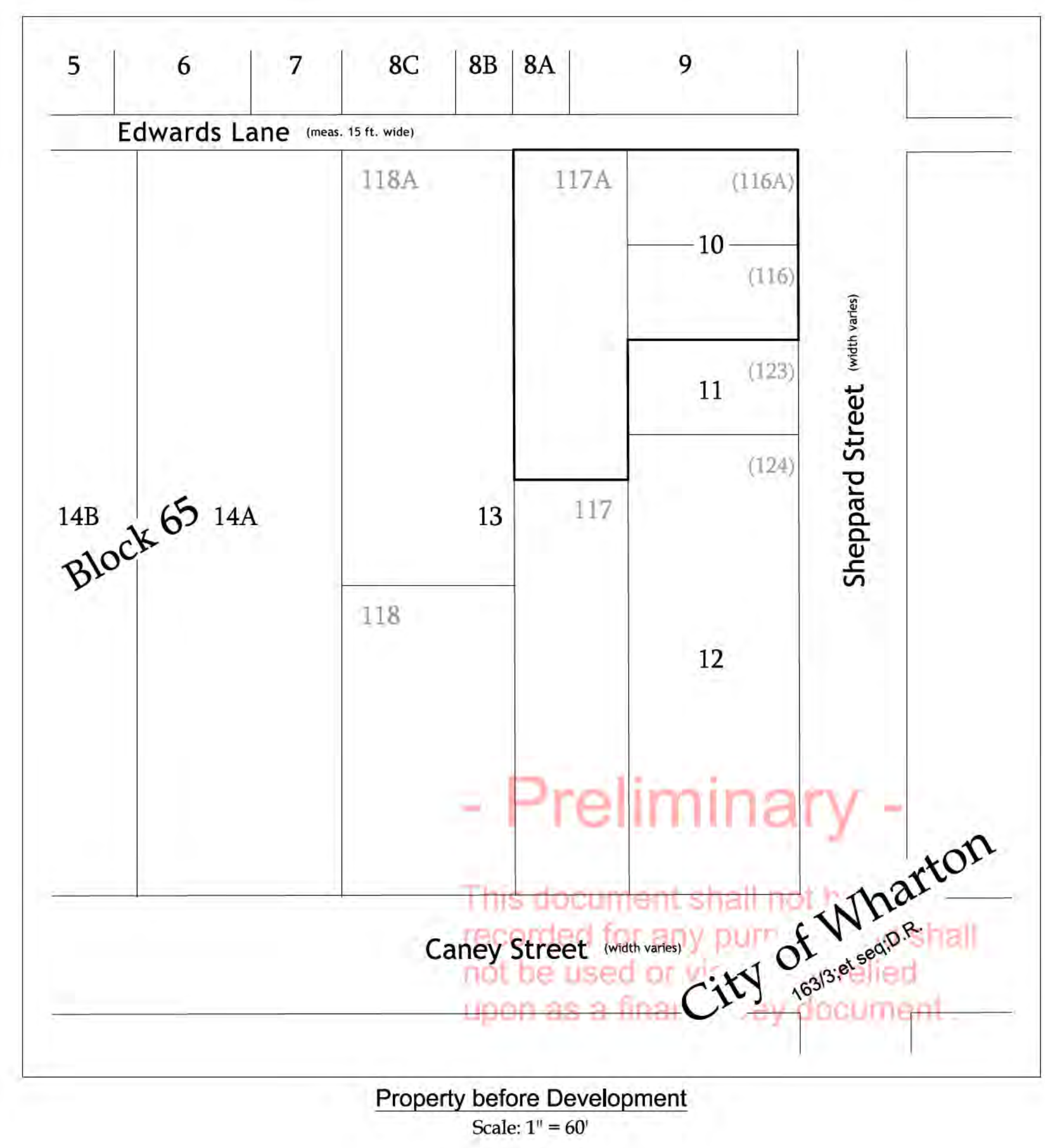
\_\_\_\_\_  
Marvanett Nays, Owner

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Charlie Nays and Marvanett Nays, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they 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



- 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  
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.

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

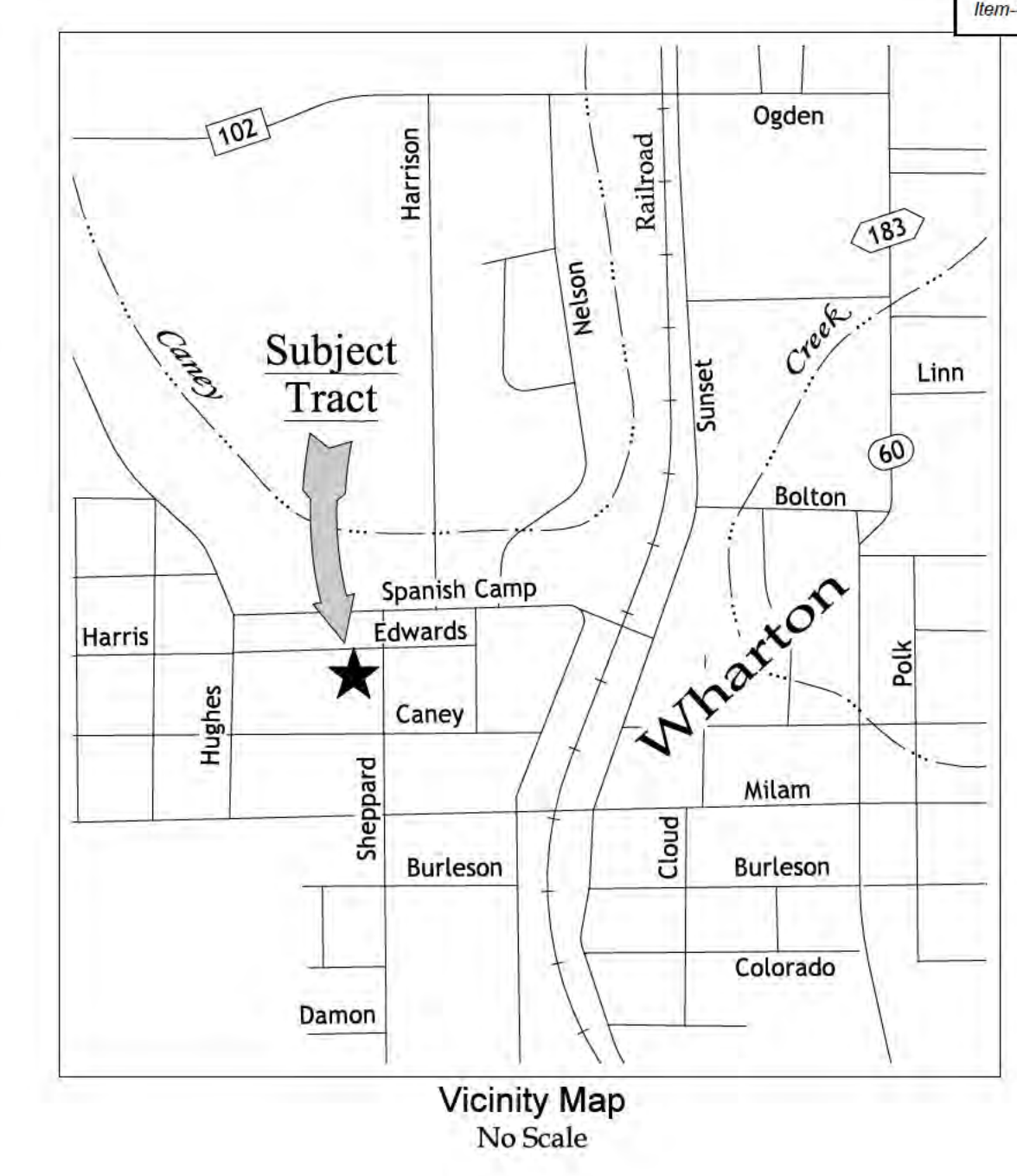
at \_\_\_\_\_ O'clock \_\_\_\_\_ M. in Slide Number \_\_\_\_\_ of \_\_\_\_\_

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



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: July 10, 2023

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

Preliminary Plat  
of the  
**Nays Subdivision**  
of a 0.310 Ac. Tract of land, being all of  
Lot Ten (10) and a Portion of Lot Thirteen (13),  
Block 65, of the City of Wharton, in the  
William Kincheloe League, Abstract No. 38,  
Wharton County, TX

1 Lot 0 Reserves 1 Block      07/11/2023

---

Developer:  
Charlie Nays  
Marvanett Nays  
4513 Woodway One  
Rosenberg, TX 77471  
832-277-7410

**ROBERT W. KOLACNY**  
AND ASSOCIATES, L.L.C.  
REGISTERED PROFESSIONAL LAND SURVEYORS

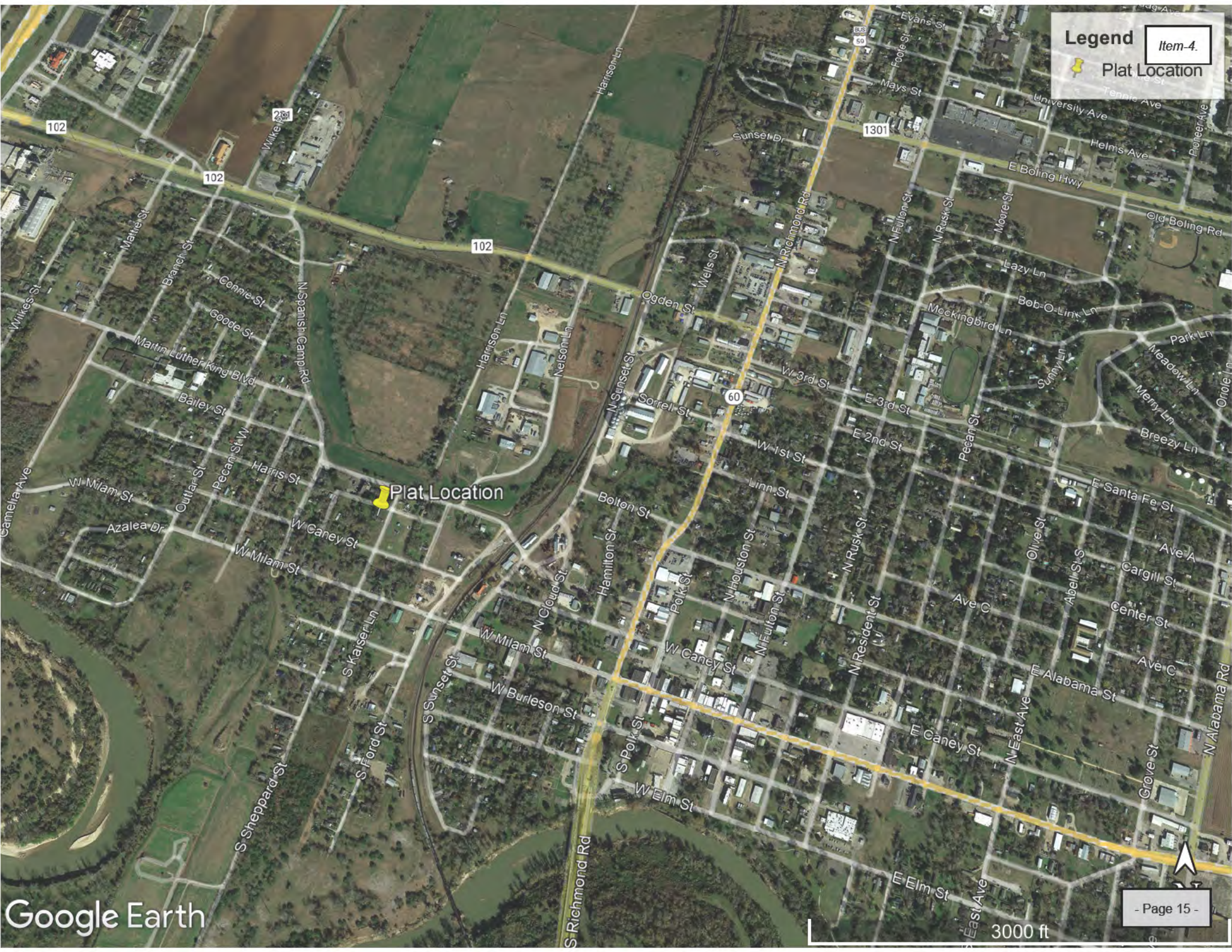
FILE: Nays Subdivision.dwg  
PROJECT: Wharton/City/Harrison/Abdn  
CRD: Harris.CRD  
BY: PV/Arriga

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



**Legend**

- Item-4
- Plat Location



3000 ft



**Map Search**

Address

Bing Map Aerial

Item-4

55 PATRICIA...

26700 WASHINGTON CHAR...

26701 BROWN PATRICIA...

26702 BROWN PATRICIA...

26705 GUILLORY KIMBER...

26706 BROWN PATRICIA...

26713 GARCIA HEBERTO

18472 MALONE ALFREDE...

18474 MALONE GREEN Q...

18492 WILLIAMS DESHAV...

18469 ALLEN BRIAN, AL...

18493

N Sheppard St

Edwards Ln

Edwards Ln

© 2023 Microsoft Corporation  
 © 2023 Maxar  
 © CNES (2023) Distribution Airbus DS  
 © 2023 TomTom  
[Term of Use](#)

50 ft

Resolution: 0.24

Powered By: **<TRUE PRODIGY>**

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

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

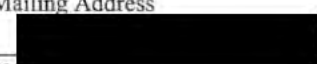
## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Request from Mr. Greg Hippel of 804 Old Caney Rd., Old Caney Manor, Lot 1, Res. A for a 6-foot side building line setback from the required 15-foot setback for construction of a patio cover.
<p>At this time, the Commission may review and consider a request from Mr. Greg Hippel of 804 Old Caney Rd., Old Caney Manor, Lot 1, Res. A for a 6-foot side building line setback from the required 15-foot setback for construction of a patio cover.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			




### 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.

GREG HIPPEL 6/30/23  
 Name (Printed) Date  
804 OLD CANEY RD. SAME  
 Physical Address Mailing Address  
OLD CANEY MANOR LOT 1, RES. A   
 Legal Address Phone

Describe the variance request and the reason for requesting variance:  
PATIO COVER - 35X22  
left variance from required 15ft side building line setback

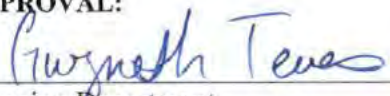
**ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:**

**SIGNATURE OF APPLICANT:**  
 6/30/23  
 Signature Date  
 Planning Commission Meeting: 7-17-23  
 City Council Meeting: 7-24-23

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

**ADJACENT PROPERTY OWNER (S):**  
FRANK J. KUBECKA  
 Name  
OLD CANEY MANOR LOT 2  
 Legal Address  
RANDY GONZALEZ  
 Name  
TOM WASHINGTON TRACT BLOCK 45B  
 Legal Address  
CHARLES T WASHINGTON  
 Name  
TOM WASHINGTON TRACT 45.46 PT  
 Legal Address

Phone  
3509 CLINE Rd.  
 Physical Address  
 Phone  
820 OLD CANEY Rd  
 Physical Address  
 Phone  
820 OLD CANEY Rd  
 Physical Address

**APPROVAL:**  
  
 Planning Department

6.30.23  
 Date

Chairman of the Planning Commission

Date

Mayor  
F:\CodeEnforcement\MasterDocuments\APPVAR

Date



Patio Cover  
(Backyard)

10 ft from P.L







10 ft. From  
P.L





Item-5.





**Map Search**

Address ▼ 123 Generic Street 🔍



© 2023 Micro soft Corporation  
 © 2023 Maxar  
 © CNES (2023) Di tribution Airbu DS  
 © 2023 TomTom  
 Term of U e

Item-5.

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

Resolution: 0.58

Powered By: <TRUE PRODIGY>

**GENERAL INFO**

**ACCOUNT**

Property ID: 68845  
 Geographic ID: 10975-000-010-01  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: OLD CANEY MANOR LOT 1, RES.A

**OWNER**

Name: HIPPEL GREGORY G  
 Secondary Name:  
 Mailing Address: 804 OLD CANEY RD WHARTON TX 77488  
 Owner ID: 3688722  
 % Ownership: 100.00  
 Exemptions: HS - Homestead

Property Use:

**LOCATION**

Address: 804 OLD CANEY, WHARTON

Market Area:  
 Market Area CD: Wharton 1  
 Map ID: W23

**PROTEST**

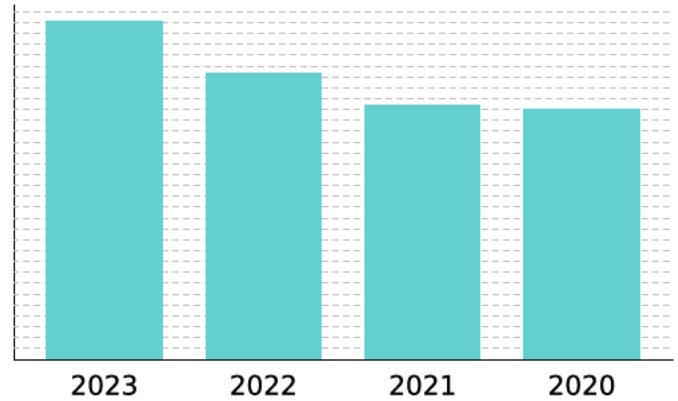
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: \$69,814  
 Land Non-Homesite: \$0  
 Special Use Land Market: \$0  
 Total Land: \$69,814  
  
 Improvement Homesite: \$192,323  
 Improvement Non-Homesite: \$48,849  
 Total Improvement: \$241,172  
  
 Market: \$310,986  
 Special Use Exclusion (-): \$0  
 Appraised: \$310,986  
 Value Limitation Adjustment (-): \$21,532  
  
 Net Appraised: \$289,454

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$69,814	\$241,172	\$0	\$310,986	\$21,532	\$289,454
2022	\$69,814	\$192,935	\$0	\$262,749	\$4,938	\$257,811
2021	\$69,814	\$163,515	\$0	\$233,329	\$0	\$233,329
2020	\$69,814	\$160,109	\$0	\$229,923	\$1,133	\$228,790



# TAXING UNITS

Item-5.

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GWH	WHARTON COUNTY	0.350100	\$289,454	\$284,454
RD1	FM & LR	0.040460	\$289,454	\$281,454
ED1	ESD#1	0.047670	\$289,454	\$284,454
WDCB	CONS GROUNDWATER	0.006640	\$289,454	\$284,454
JRC	COUNTY JR COLLEGE	0.129850	\$289,454	\$289,454
CWH	CITY OF WHARTON	0.417610	\$289,454	\$289,454
ED3	ESD#3	0.083770	\$289,454	\$284,454
SWH	WHARTON ISD	1.275100	\$289,454	\$249,454

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

# IMPROVEMENT

Improvement #1: Improvement Value: **\$192,323** Main Area: **2,272**  
 State Code: **A1** Gross Building Area: **3,353**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
R-MA	RESIDENCE	FA1		1	1994	1950	2,272
CP	CARPORT	FA1		1	1994	1950	576
PR-A	PATIO ROOF AVG	FA1		1	0	0	414
OP	OPEN PORCH	FA1		1	0	0	42
STG-F	ST-FR OR VR -FAIR	FA1		1	2009	2009	49

## Improvement Features

Improvement #2: Improvement Value: **\$48,849** Main Area: **720**  
 State Code: **A1** Gross Building Area: **916**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
R-MA	RESIDENCE	FF1		1	2010	2004	720
MISC	MISC BLDG	FF1		1	0	0	160
WD	WOOD DECK	FF1		1	2009	2009	36

## Improvement Features

# LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
HS	HOMESITE LAND	1.1130	48,482.28	\$1.44	\$69,814	\$0

# DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/24/17	W	Warranty Deed			1057	1057	947	R068845

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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Request from Mr. & Mrs. Clark for a variance to Chapter 38 Manufactured Housing, Mobile Homes and Travel Trailers and Parks, Article 2 Requirements, Division 1 Generally, Section 38-36 Authorized Locations for replacement of an unoccupied mobile home for occupancy.
<p>At this time, the Commission may review and consider a request from Mr. &amp; Mrs. Clark for a variance to Chapter 38, Article 2, Division 1, Section 38-36 for replacement of an unoccupied mobile home for occupancy.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			



# City of Wharton

120 E. Caney • Wharton, TX 77488  
Phone (979) 532-2491 • Fax (979) 532-0181

## MEMORANDUM

**DATE:** July 13, 2023

**FROM:** Gwyneth Teves, Director of Planning & Development

**TO:** Planning Commission

**SUBJECT:** Request from Mr. & Mrs. Clark for a variance to Chapter 38  
Manufactured Housing, Mobile Homes and Travel Trailers and Parks,  
Article 2 Requirements, Division 1 Generally, Section 38-36 Authorized  
Locations for replacement of an unoccupied mobile home for occupancy.

---

The planning department has received a variance request for the placement of a Mobile Home at 1411 N. Alabama Rd., William Kincheloe Subdivision, Block 66, Lot 7. There is currently a mobile home at this location that is in ill repair and has not been continuously occupied as required by the City Ordinance.

The owner of the mobile home is requesting permission to replace the existing structure with a newer model mobile home. The property is not owned by the Clarks, but they have provided a letter of approval from the property owner to replace the structure if the variance request is approved.

Attached is the ordinance, request from the Clarks, permission from the land owner, and supporting documentation.

If you should have any questions, please contact me at 979-532-2491 ext. 238. Thank You.



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

Item-6.

**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.

Maurice & Donna Clark  
Name (Printed)  
1411 N. Alabama Wharton, TX 77488  
Physical Address  
WM Kinchebe, Blk 66, Lot 7.  
Legal Address

6.29.2023  
Date  
22422 Auburn Canyon Richmond, TX 77469  
Mailing Address  
[Redacted]  
Phone

Describe the variance request and the reason for requesting variance:

To replace an older mobile home with a new one. Reason for request to add value to property and beautify the community.

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

**SIGNATURE OF APPLICANT:**

Maurice & Donna Clark  
Signature  
6.29.2023  
Date  
Planning Commission Meeting: July 17, 2023 @ 4:30p  
City Council Meeting: July 24, 2023 @ 7p

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

**ADJACENT PROPERTY OWNER (S):**

Schultz Investments LLC  
Name  
WM Kinchebe, Blk 66, Lot 8 Reserve A  
Legal Address  
Ali Noorwani  
Name  
WM Kinchebe, Blk 66, Lot 4 & 5/6  
Legal Address  
Darrell & Sharon Zahn  
Name  
Mayfair, Blk 5, Lot 10  
Legal Address

Phone  
1327 N. Alabama  
Physical Address  
Phone  
1331 N. Alabama  
Physical Address  
Phone  
1402 Oriole Ln.  
Physical Address

**APPROVAL:**

Gwyneth Texas  
Planning Department

6.29.2023  
Date

Chairman of the Planning Commission

Date

Mayor  
F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

Date

June 29, 2023

Dear Sir/ Madam,

My name is Donna Clark. My husband Maurice and I was born and raised in Wharton, Texas and graduated from Wharton High School. We own the mobile home that is located at 1411 N. Alabama.

I am writing this letter to ask that you consider that we be allowed to replace the current mobile home. We were not aware of the requirements of 6 months to replace the current mobile home. My husband and I have retired. I retired from the Houston Police Department as a police officer serving 30 years. My husband retired from CenterPoint after being employed for 35 years. Due to our retirement we are in Wharton more. We have family in Wharton and are members of the New Hope Community Church. We will love to have a place to reside in Wharton. The current mobile home is in need of serious repairs.

We were not able to come to Wharton and stay while we were employed. We allowed someone to stay in the mobile home. The person did not take care of the property. After they finally left the property we had to clear the entire inside. This required us to rent a dumpster and the process was tedious.

I know there are laws and rules in place, but as a former police officer I know there is discretion that can be made. My husband job at CenterPoint one of his jobs was to turn off lights of people who did not pay. He also had the discretion to leave lights on or turn off. There were many times he allowed them to pay. We are asking for some grace. We pray that you allow us to get a permit to replace the current mobile home with a new one.

The addition of the new mobile home will add value to the property and beautify the community. If we have to repair what we currently have it is going to take time and more money.

We look forward to the meeting and an approval to go forward.

Sincerely,



Donna Clark



# PID 59947 | 1411 N ALABAMA RD

## GENERAL INFO

### ACCOUNT

Property ID: 59947  
Geographic ID: 10751-066-007-0\*  
Type: R  
Zoning:  
Agent:  
Legal Description: WM.KINCHELOE BLOCK 66 LOT 7 --  
IMP.ONLY 1979 MELODY HOMES  
MELODY 14X70 LABEL # TEX0066569  
SERIAL # 878470S33106

### OWNER

Name: CLARK MAURICE L  
Secondary Name:  
Mailing Address: 22422 AUBURN CANYON LN RICHMOND TX 77469  
Owner ID: 3543543  
% Ownership: 100.00  
Exemptions:

Property Use:

### LOCATION

Address: 1411 N ALABAMA RD, WHARTON

Market Area:  
Market Area CD: Wharton 6  
Map ID: W11

### PROTEST

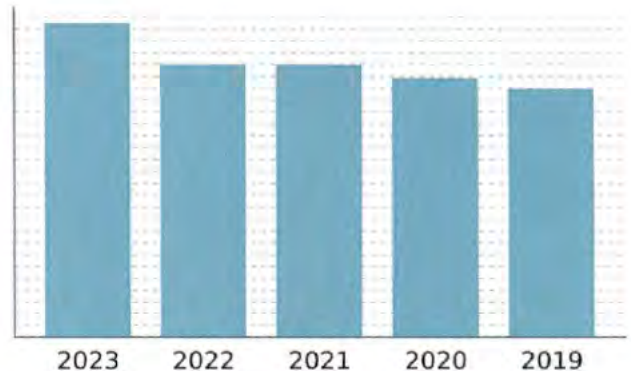
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$0
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$6,612
Total Improvement:	\$6,612
Market:	\$6,612
Special Use Exclusion (-):	\$0
Appraised:	\$6,612
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$6,612

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$0	\$6,612	\$0	\$6,612	\$0	\$6,612
2022	\$0	\$5,750	\$0	\$5,750	\$0	\$5,750
2021	\$0	\$5,750	\$0	\$5,750	\$0	\$5,750
2020	\$0	\$5,463	\$0	\$5,463	\$0	\$5,463

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appr
2019	\$0	\$5,232	\$0	\$5,232	\$0	\$5,232

### TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GWH	WHARTON COUNTY	0.350100	\$6,612	\$6,612
RD1	FM & LR	0.040460	\$6,612	\$6,612
ED1	ESD#1	0.047670	\$6,612	\$6,612
WDCB	CONS GROUNDWATER	0.006640	\$6,612	\$6,612
JRC	COUNTY JR COLLEGE	0.129850	\$6,612	\$6,612
CWH	CITY OF WHARTON	0.417610	\$6,612	\$6,612
ED3	ESD#3	0.083770	\$6,612	\$6,612
SWH	WHARTON ISD	1.275100	\$6,612	\$6,612

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

### IMPROVEMENT

Improvement #1:	Improvement Value: \$6,612	Main Area: 980
State Code: A2		Gross Building Area: 1,124

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MH	MOBILE HOME	MH-S		1	1979	1973	980
OP	OPEN PORCH	MH-S		1	1979	1973	144

#### Improvement Features

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
------	-------------	-------	------	---------------	--------------	-------------------

### DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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# 1411 N. Alabama (Maurice & Donna Clark)

Property ID:  
18659

Geographic ID:  
10751-066-007-00

Type:  
R

Legal Description:  
WM.KINCHELOE BLOCK 66 LOT 7



Arrow shows where the trailer is located on the property.









## Jessup Jackson 16x76

Dealer: Reliable Homes of Sealy

390 Gebhardt Rd, Sealy, TX 77474



SALES REP: Erica Juarez

COPY

Item-6.

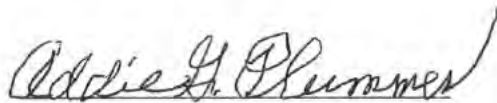
07.05.2023

Letter for permission of property at 1411 N. Alabama

Dear Sir/ Madam:

I Addie Plummer am the overseer of the property at 1411 N. Alabama.

I give Maurice and Donna Clark permission to replace the current mobile home with a new one.



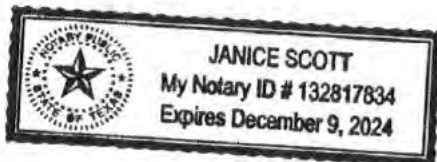
Addie Plummer



Maurice Clark



Donna Clark



Janice Scott 7/6/2023



# PID 18659 | 1411 N ALABAMA RD

## GENERAL INFO

### ACCOUNT

Property ID: 18659  
Geographic ID: 10751-066-007-00  
Type: R  
Zoning:  
Agent:  
Legal Description: WM.KINCHELOE BLOCK 66 LOT 7

### OWNER

Name: GIPSON LILLIAN EST  
Secondary Name: %PLUMMER ADDIE  
Mailing Address: 3209 FM 1301 RD WHARTON TX 77488  
Owner ID: 3511921  
% Ownership: 100.00  
Exemptions:

Property Use:

### LOCATION

Address: 1411 N ALABAMA RD, WHARTON

Market Area:  
Market Area CD: COMM  
Map ID: W11

### PROTEST

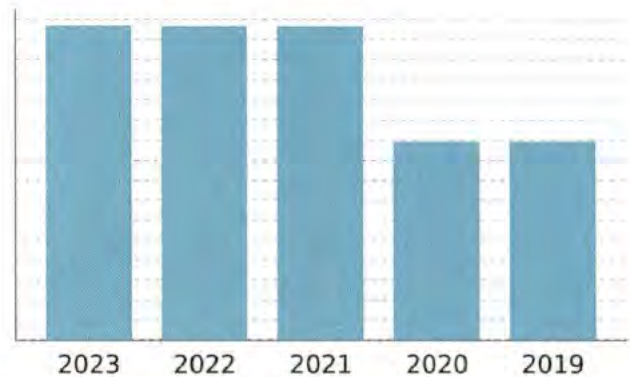
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$39,191
Special Use Land Market:	\$0
Total Land:	\$39,191
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$39,191
Special Use Exclusion (-):	\$0
Appraised:	\$39,191
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$39,191

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$39,191	\$0	\$0	\$39,191	\$0	\$39,191
2022	\$39,150	\$0	\$0	\$39,150	\$0	\$39,150
2021	\$39,150	\$0	\$0	\$39,150	\$0	\$39,150
2020	\$24,750	\$0	\$0	\$24,750	\$0	\$24,750
2019	\$24,750	\$0	\$0	\$24,750	\$0	\$24,750

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GWH	WHARTON COUNTY	0.350100	\$39,191	\$39,191
RD1	FM & LR	0.040460	\$39,191	\$39,191
ED1	ESD#1	0.047670	\$39,191	\$39,191
WDCB	CONS GROUNDWATER	0.006640	\$39,191	\$39,191
JRC	COUNTY JR COLLEGE	0.129850	\$39,191	\$39,191
CWH	CITY OF WHARTON	0.417610	\$39,191	\$39,191
ED3	ESD#3	0.083770	\$39,191	\$39,191
SWH	WHARTON ISD	1.275100	\$39,191	\$39,191

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **UNASSIGNED** Improvement Value: **\$0** Main Area: **0**  
 State Code: Gross Building Area: **0**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
	UNASSIGNED	N/A		1	0	0	0

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
NHS	NON-HS LAND	0.3444	15,000	\$2.61	\$39,191	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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### Secs. 38-36. Authorized locations.

- (a) Placement of a mobile home for use or occupancy as a residential dwelling, constructed prior to June 15, 1976 shall be prohibited within the corporate limits of the City. said prohibition will be prospective and shall not apply to a mobile home previously legally permitted and used or occupied as a residential dwelling within the city. Permits for such use occupancy shall be granted by the city for replacement of a mobile home constructed prior to June 15, 1976 within the corporate limits with a HUD-code manufactured home, provided the placement of such replacement manufactured home can meet the setback and distance requirements in this Code.
- (b) Except as permitted in (a) above and subject to lawful compliance with this Code, a mobile home may be placed, or permitted to remain within corporate limits of the city, if and only if, it is situated:
- (1) In a mobile home park licensed pursuant to Article III of this chapter;
  - (2) In a duly platted and recorded mobile home subdivision, meeting all requirements of Article IV of this chapter;
  - (3) In a mobile home sales lot;
  - (4) Upon a site purchased by a landowner prior to the effective date hereof, provided that the occupancy of the mobile home meeting HUD-code manufactured home standards will meet the requirements of being a "homestead" as set forth in chapter 41 of the Texas Property Code. The landowner and occupant of the mobile home shall never utilize the mobile home as a rental unit or commercial property. Successor owners of such property and mobile home shall also be allowed to occupy same as long as it is occupied as a "homestead" and not converted to rental or commercial property. This "homestead exception" further requires that the initial landowner and occupant shall make written application for a mobile home placement permit with the city within sixty (60) calendar days after the effective date of this chapter [Ord. No. 2000-06, effective Feb. 27, 2000 at 12:01 a.m.], otherwise this one-time "homestead exception" shall forever expire at midnight on the sixtieth day after the effective date of this chapter.
  - (5) Upon a site that such mobile home has continuously occupied prior to and since the effective date hereof, provided that such occupation was lawful on that date, and further provided, that the continued occupation thereof does not pose a significant danger to the health or safety of persons within the mobile home or to others;
  - (6) Upon a site that such mobile home has occupied prior to and since annexation of the site by the city, provided that such mobile home has continuously occupied the site since the date the site was annexed, and further provided, that the continued occupation thereof does not pose a significant danger to the health or safety of persons within the mobile home or to others;
  - (7) The exemption for existing mobile homes shall apply to the mobile home being occupied prior to and at the time of adoption of this chapter as defined in subsection (5) above, or to the mobile home being occupied prior to and since the time of annexation as defined in subsection (6) above, and shall include any replacement mobile homes for such site provided such replacement is made within six (6) months of the date the existing mobile home being replaced has been removed, damaged or destroyed, if the placement of such replacement mobile home meeting HUD-code manufactured home standards can meet the setback and distance requirements found in this Code.
  - (8) Upon a site having no other dwellings except a mobile home occupied prior to the effective date hereof, provided that such occupation was lawful on that date, and further provided that reapplication for the placement of a mobile home is made within six months of the effective date hereof, and

---

provided that the occupation thereof does not pose a significant danger to the health or safety of persons within the mobile home or to others.

- (c) It shall be unlawful for any person to park or place a mobile home at any location not authorized by this chapter, or to permit or suffer any mobile home to remain within the corporate limits of the city in any location not authorized pursuant to this chapter.
- (d) A recreational vehicle may not be placed on any property except as specifically permitted in this chapter.
- (e) Notwithstanding the above, all permits, licenses and approvals for occupancy issued pursuant to this chapter are hereby made expressly subject to applicable deed restrictions and covenants running with the land to which they pertain and no such permit, license or approvals for occupancy shall be construed as authorizing any violation thereof.

(Ord. No. 2000-06, § 2, 2-14-00)



Google Maps 1327 N Alabama Rd

Wharton, Texas  
Google Street View  
Apr 2022 See more dates



Image capture: Apr 2022 © 2023 Google





**Map Search**

Address

20059 JENS L DAPHIL...

20058 FIRST BAPTISTIC...

20050 SVATEK JODY & W...

20049 ZAHN DARRELL &...

20048 JOHNSON GARY S ...

18658 NOORWANI ALI

18659 GIPSON LILLIAN ...

11005 ALDANA MARIA & ...

Oripie Ln

Alabama Rd

100 ft

Resolution: 0.29

Powered By: **TRUE PRODIGY**

Item-6.

Unlimited Creation

© 2023 Microsoft Corporation  
© 2023 Maxar  
© 2023 CNES (2023) Distribution Airbus DS  
© 2023 TomTom

Term of Use



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

## PLANNING COMMISSION

Meeting Date:	7/17/2023	Agenda Item:	Presentation and request for input by Ardurra Group, Inc. for the City of Wharton Downtown Master Plan.
<p>At this time, the Commission will have a presentation on the City of Wharton Downtown Master Plan and Ardurra Group, Inc. will be requesting input from the Commission.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 13, 2023	
Approval:			
Chairperson:			



# CITY OF WHARTON DOWNTOWN MASTER PLAN







Mindi Snyder  
Client Services

Lata Krishnarao  
Project Manager

Diana DuCroz  
Planning Lead



Jim Patterson  
Urban Design/Streetscape



Steve Spillette  
Market Analysis

## TEAM INTRODUCTION

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN





MONTGOMERY DOWNTOWN



LAKE JACKSON DOWNTOWN



ANGLETON DOWNTOWN



PEARLAND OLD TOWNSITE



CENTER DOWNTOWN



JASPER DOWNTOWN

## TEAM EXPERIENCE

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN



- Create a vision for Downtown Wharton – **YOUR VISION**
- **Guiding document** for the anticipated growth, development and revitalization
- Framework for **future** policies and programming
- Promote Downtown as a **vibrant** destination
- Enhance the **quality of life** for residents, businesses and visitors

## PURPOSE

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN



- Create a **safe, inviting, walkable experience** for all to explore Historic Downtown
- **Establish visual identity** unique to Wharton
- Create **engaging, activating, and enjoyable gathering spaces**
- **Accommodate convenient parking** and other amenities
- **Beautify** Historic Downtown for resident and visitor enjoyment
- Identify **market needs** and **economic returns**
- Plan **infrastructure upgrades** for phased implementation
- **Integrate TxDOT roadway improvements** with urban design
- Establish **partnership** with EDC/ partners to **invest and revitalize**

## GOALS

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN



- Downtown vision, goals, and objectives
- Planning and land use
- Design guidelines for building facades
- Signage
- Streetscape (pedestrian amenities, lighting, etc.)
- Infrastructure, utilities, and capital improvements
- Multimodal circulation plan
- Parking
- Drainage and stormwater
- Market and economic development

## TOPICS

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN



Coordinate with the City to formulate the best process within schedule

Considerations:

- Community engagement
- Creative broad vision to workable detailed recommendations
- Ensuring the Master Plan process is:
  - Concise
  - Inclusive
  - Transparent
  - Maintains momentum and enthusiasm

## PROCESS

# CITY OF WHARTON

# DOWNTOWN MASTER PLAN



- Project Committee
- Downtown Stakeholder Committee (DSC)
- Stakeholder Interviews
- Workshops with City Council, EDC, etc.
- Townhall Meetings
- City, County, State Interviews (TxDOT)
- Website
  - Updates
  - Summary of meetings
  - On-line questionnaire
- Questionnaire / Survey
- Notices in the Community



Bilingual

## COMMUNITY ENGAGEMENT

## CITY OF WHARTON

## DOWNTOWN MASTER PLAN



June 2023 – January 2024

- Phase 1 – Background and Development (Months 1-3)
- Phase 2 – Downtown Master Plan Concepts (Months 3-4)
- Phase 3 – Draft Downtown Master Plan (Months 5-6)
- Phase 4 – Downtown Master Plan (Months 7-8)

## SCHEDULE

**CITY OF WHARTON**

**DOWNTOWN MASTER PLAN**





DISCUSSION

**CITY OF WHARTON**

**DOWNTOWN MASTER PLAN**