



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, July 15, 2019
4:30 PM**

CITY HALL

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, July 15, 2019 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 12 day of July 2019.

By: /s/ Michael Wootton
Michael Wootton, Chairman

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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on July 12, 2019, 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 12 day of July 2019.

CITY OF WHARTON

By: /s/ Paula Favors
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, July 15, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Election of Officers
2. Reading of the minutes from the meeting held
June 17, 2019.
3. Variance requests by Bertha Garcia for 600 S. East Ave., Mt. Carmel, Block 1,
Lots 3 & 4 for residential construction:
 - A. A 0' foot setback variance to build across property lines.
 - B. A 17' front building line setback variance from the required 25'.
 - C. A 2' side building line setback variance from the required 5'.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	7/15/2019	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">1. Chairperson2. Vice-Chairperson3. Secretary			
Community Development Director: Gwyneth Teves		Date: Friday, July 12, 2019	
Approval:			
Chairman: Micheal Wootton			

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

PLANNING COMMISSION

Meeting Date:	7/15/2019	Agenda Item:	Reading of the minutes from the meeting held June 17, 2019.
<p>At this time, the Commission may review and approve the minutes from the meeting held June 17, 2019.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, July 12, 2019	
Approval:			
Chairman: Michael Wootton			

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

**Monday, June 17, 2019
4:30 P.M.**

Vice-Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 4:30 p.m.

Commissioners present were: I. O. Coleman, Jr., Russell Cenko, Billie Jones and Marshall Francis.

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

Staff members present were: Community Development Director Gwyneth Teves.

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 meeting held June 3, 2019. Commissioner Billie Jones moved to approve the minutes as presented. Commissioner Russell Cenko seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request by Ms. Ann Witt of Kingston Enterprises, Inc. to Re-Plat Greer Tract, Lot 8 & 9. After a brief discussion, Commissioner Russell Cenko moved to recommend the replat to City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. Vice-Chairman I. O. Colman, Jr. adjourned the meeting at 4:38 p.m.

Michael Wootton, Chairman

Billie H. Jones, Secretary

PLANNING COMMISSION

Meeting Date:	7/15/2019	Agenda Item:	Variance requests by Bertha Garcia for 600 S. East Ave., Mt. Carmel, Block 1, Lots 3 & 4 for residential construction: <ul style="list-style-type: none"> A. A 0' foot setback variance to build across property lines. B. A 17' front building line setback variance from the required 25'. C. A 2' side building line setback variance from the required 5'.
<p>At this time, the Commission may review and consider requests by Ms. Bertha Garcia for:</p> <ul style="list-style-type: none"> A. A 0' foot setback variance to build across property lines. B. A 17' front building line setback variance from the required 25'. C. A 2' side building line setback variance from the required 5'. <p>A representative from All Phase Remodeling will be available for questions.</p> <p>See attached application and supporting documents.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, July 12, 2019	
Approval:			
Chairman: Michael Wootton			

**CITY OF WHARTON
CITY COUNCIL
APPLICATION FOR OVER 50% VARIANCE**

NOTE: 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.

Bertha Garcia
Name (Printed)
600 S East Ave Wharton Tx
Physical Address
'MT. CARMEL, BLOCK 1, Lot. 3,4,..'
Legal Address

7-3-19
Date
P.O Box 483, Wharton Tx 77488
Mailing Address
832-878-1644
Phone

Describe the variance request and the reason for requesting variance:

Requesting front set back of 17' from the required 25', Requesting a 0'

Set back to construct over Property line, Will also need a 2' side yard from required 5'
ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Jeremy Gonzalez ^{JEREMY GONZALEZ}
Signature
7-3-19
Date
7/15/19 4:30P
7/22/19 7:00P
City Council Meeting:

Residential	\$100.00
Non-Residential	\$150.00
<i>Non-Refundable Fee</i>	
<i>Effective November 3, 2006</i>	

ADJACENT PROPERTY OWNER(S):

Catholic Diocese of Victoria.
Name

Mt. Carmel, Block 1, Lot 1, 2, 19, 20
Legal Address

Avery Espinoza
Name

Mt. Carmel, Block 1, Lot 5, 6,
Legal Address

City of Wharton
Name

Mt. Carmel, Block 1, Lot 17, 18
Legal Address

Phone
S East Ave
Physical Address

Phone
604 S East Ave
Physical Address

Phone
979-532-2491.

Physical Address
Murphy Ave

APPROVAL: Ruyosh Texas
Planning Department

7.4.19
Date

Chairman of the Planning Commission

Date

Mayor
F:\CodeEnforcement\MasterDocuments\APPVAR50%

Date

Collins

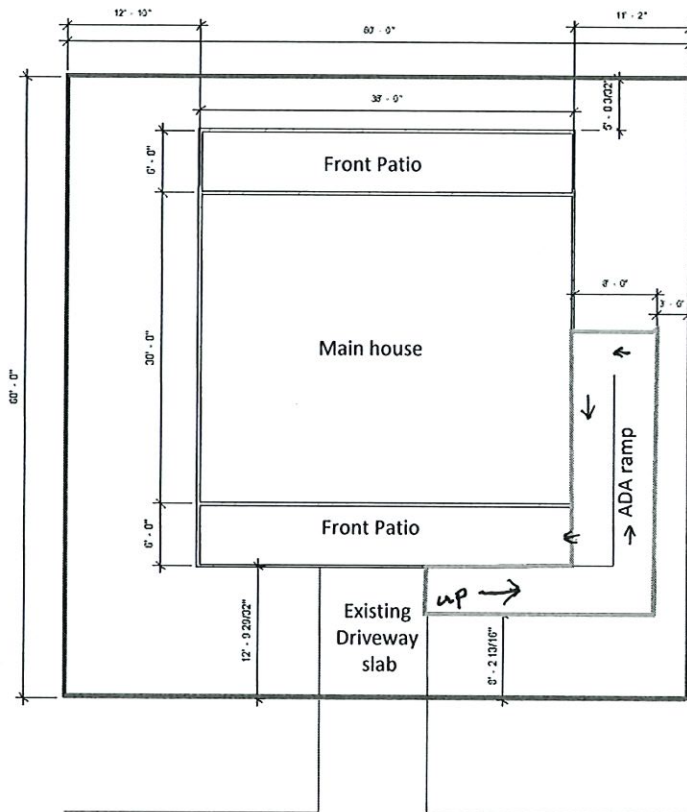
1	67.50 20833 66.37	30
2	65.25	30
3	20834 6364.12	30
4	63	30
5	20835 61.88	30
6	60.	30

S. EAST AVE

600

9

9



S. East Avenue

SCALE: NOT TO SCALE



All Phase Remodeling & Home Restoration, LLC

Site Plan

Date: June 27, 2019

Client: Bertha C Garcia

Address: 600 S East Avenue
Wharton, TX 77488

Notes: Request allowance from City Inspector to allow for construction be as close as 3' from the NE Lot Line and as close as 8' from the SE Lot Line.

 Property Details

Account	
Property ID:	R020834
Legal Description:	MT.CARMEL BLOCK 1 LOT 3,4 Acres:0.0883
Geographic ID:	10940-001-003-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	600 S EAST AVE
Map ID:	
Neighborhood CD:	WH-SOUTH
Owner	
Owner ID:	20834
Name:	GARCIA BERTHA C
Mailing Address:	PO BOX 483 WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$23,425
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$2,116
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$25,541
Ag Use Value:	\$0
Appraised Value:	\$25,541
Homestead Cap Loss: ?	\$4,560
Assessed Value:	\$20,981

**VALUES DISPLAYED ARE 2019 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE
PRIOR TO CERTIFICATION.**

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	ESD#1	0.050000	\$25,541	\$5,981	\$2.99	
1	FM & LR	0.051420	\$25,541	\$8,981	\$4.62	
1	WHARTON COUNTY	0.422540	\$25,541	\$5,981	\$25.27	
1	COUNTY JR COLLEGE	0.143460	\$25,541	\$10,981	\$15.75	
1	CONS GROUNDWATER	0.008300	\$25,541	\$5,981	\$0.50	
3	ESD#3	0.084610	\$25,541	\$8,981	\$7.60	
3	CITY OF WHARTON	0.415940	\$25,541	\$10,981	\$22.42	\$22.42
7	WHARTON ISD	1.197000	\$25,541	\$0	\$0.00	

Total Tax Rate: 2.373270 Estimated Taxes With Exemptions: \$79.15 Estimated Taxes Without Exemptions: \$606.16

Property Improvement - Building

Living Area: 952.00sqft Value: \$23,425

Type	Description	Class CD	Year Built	SQFT
OPEN PORCH	OPEN PORCH	FF1	1945	60.00
ST-FR OR VR -LOW	STORAGE	FF1	0	72.00
WOOD DECK	WOOD DECK	FF1	0	32.00
RESIDENCE	RESIDENTIAL	FF1	1945	952.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-S	A1 - Res. Single Family - No Ag	0.0883	3,847.00	60.00	64.13	\$2,116	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	\$23,425	\$2,116	\$0	\$25,541	\$4,560	\$20,981
2018	\$17,256	\$2,116	\$0	\$19,372	\$298	\$19,074
2017	\$17,256	\$2,116	\$0	\$19,372	\$2,032	\$17,340
2016	\$13,648	\$2,116	\$0	\$15,764	\$0	\$15,764
2015	\$13,648	\$1,539	\$0	\$15,187	\$0	\$15,187
2014	\$17,052	\$1,539	\$0	\$18,591	\$1,878	\$16,713
2013	\$17,052	\$1,462	\$0	\$18,514	\$3,320	\$15,194
2012	\$12,467	\$1,346	\$0	\$13,813	\$0	\$13,813
2011	\$12,467	\$1,346	\$0	\$13,813	\$0	\$13,813

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2008	29	PRO		GARCIA BERTHA C			13531

DISCLAIMER

VALUES DISPLAYED ARE 2019 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.