



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, May 06, 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, May 06, 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 3rd day of May 2019.

By: /s/ Mike Wootton
Mike 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 May 3, 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 3rd day of May 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, May 06, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review and Consider:

1. Reading of the minutes from the meeting held March 18, 2019.
2. Request by John & Virginia Grudziecke to Re-Plat 305 S. East Ave., Wharton, Block 58, Lots 1,2.
3. Request by Willia M. Allen for a front building line setback variance at 708 Branch St., Wharton A. Jackson, Block 60A, Lot 29A for construction of a carport.

Adjournment.

Item Attachment Documents:

1. Reading of the minutes from the meeting held March 18, 2019.

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

**Monday, March 18, 2019
4:30 P.M.**

Chairman Michael Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 4:44 p.m.

Commissioners present were: Michael Wootton, I. O. Coleman, Jr., Billie Jones and Marshall Francis.

Commissioners absent were: Michael Quinn, Robert Kolacny and Russell Cenko.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were:

The third item on the agenda was to review and consider reading of the minutes from the meeting held November 19, 2018. Commissioner I. O. Coleman, Jr. moved to approve the minutes as presented. Commissioner Marshall Francis seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider request by F & W Storage Company LLC to Re-Plat 204 W. Third St., Victor, Block A, Lots 7,8,9 to construct a climate control storage building 100' x 40'. Commissioner Marshall Francis recused himself from any discussion or actions on this item due to a conflict of interest. After a brief discussion, Commissioner I. O. Coleman, Jr. moved to recommend the replat to City Council for final approval. Commissioner Billie Jones seconded the motion. All voted in favor.

The fifth item on the agenda was adjournment. Chairman Michael Wootton adjourned the meeting at 4:46 p.m.

Michael Wootton, Chairman

Billie H. Jones, Secretary

Item Attachment Documents:

2. Request by John & Virginia Grudziecke to Re-Plat 305 S. East Ave., Wharton, Block 58, Lots 1,2.

**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.

John & Virginia Grudziecke
Name (Printed)
305 S.E. Ave
Physical Address
Wharton Block 58 Lots 1 & 2
Legal Address

April 2, 2019
Date
3506 Reek Rd.
Mailing Address
713-248-1839
Phone

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

SIGNATURE OF APPLICANT:

Virginia Grudziecke
Signature

4-2-2019
Date

Planning commission Meeting: 5.6.19 04/29/19 430pm
City Council Meeting: 05/06/19 5:13:19 7pm

ADJACENT PROPERTY OWNER(S):

Just Do It Now
Name

Phone

Wharton, Block 58, lot 1A, 1B, 2A.
Legal Address

610 E. Elm.
Physical Address

John & Virginia Grudziecke
Name

Phone

Wharton, Blk 58, lot 3D.
Legal Address

0 East Ave
Physical Address

John & Virginia Grudziecke
Name

Phone

Wharton, Blk 58, lot 3A.
Legal Address

324 Washington
Physical Address

APPROVAL:

Angela Teves
Planning Department

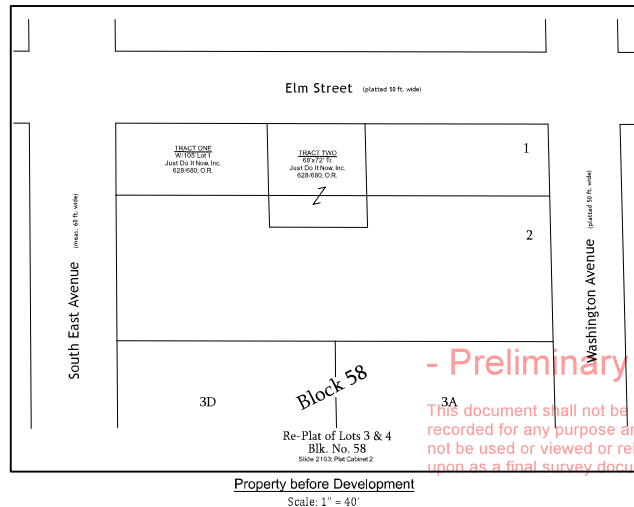
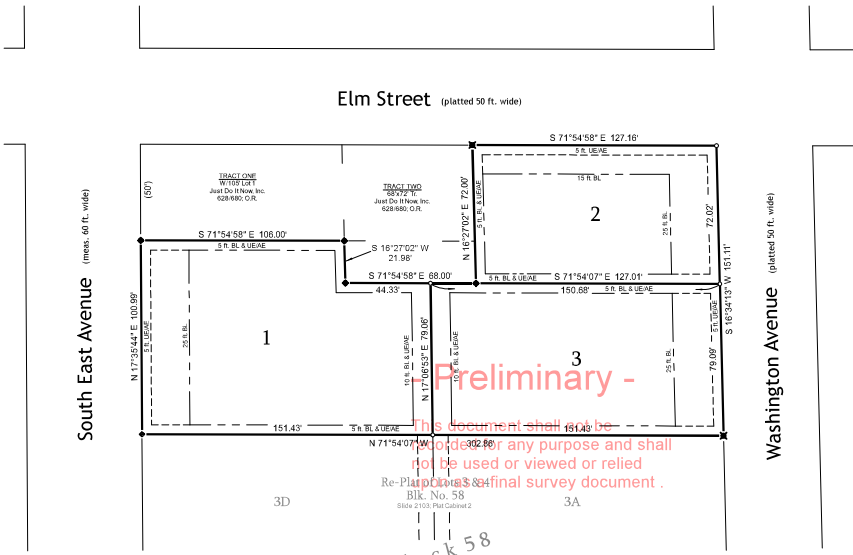
4-2-19
Date

Chairman of the Planning Commission

Date

Mayor

Date

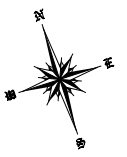


Preliminary -

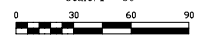
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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.



Scale: 1" = 30'



LEGEND	
BL	Building Line
UE	Utility Easement
UE/AE	Utility Easement w/ Aerial Easement
○	1/2" R. Set Capped I.R.
●	call & find. 5/8" R. Capped #230
▲	1/2" R. Found
◆	call & find. Capped I.R.

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.

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Know all men by these presents:

That we, John W. Grudziecki and Virginia Grudziecki, owners of the property shown in the above and foregoing map, do hereby make a Plat of said property, said property being wholly in the City of Wharton, according to the lines, streets, drives, common areas, building lines and easements therein shown, and designate said property as the "Partial Re-Plat of Block 58", and do hereby bind ourselves, our 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 _____, 2019.

John W. Grudziecki
Owner

Virginia Grudziecki
Owner

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared John W. Grudziecki and Virginia Grudziecki, 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 _____, 2019.

By _____
Notary Public in and for the State of Texas

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 _____, 2019.
At _____ O'clock _____ M. In Slide Number _____ of the Plat Cabinet Records III, of 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 _____, 2019.

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 _____, 2019.

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: April 17, 2019.

Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (817) 632-8058

Preliminary Plat
of the
Grudziecki Subdivision
Being a Re-Plat of
Lots 1 & 2,
Block 58,
City of Wharton

3 Lots 0 Reserves 1 Block	04/23/2019
ROBERT W. KOLACNY REGISTERED PROFESSIONAL LAND SURVEYOR No. 5319	
Developers: John W. and Virginia Grudziecki 305 S. East Ave. Wharton, TX 77488	REGISTERED PROFESSIONAL LAND SURVEYORS - OFFICE: (817) 632-8058 - kolacny.survey@gmail.com
FILE: Re-plat Lots 1 and 2 Block 58-imp PROJECT: Wharton City Wharton HomeRite Road CSD: Wharton CSD BY: PJK	

Flood Hazard Boundary Information:
As of this date (April 2019), the "Partial Re-Plat of Block 58" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "A1", Community No. 480554, Map No. 48481C0365 F, 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 FIRMs 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.

Item Attachment Documents:

3. Request by Willia M. Allen for a front building line setback variance at 708 Branch St., Wharton A. Jackson, Block 60A, Lot 29A for construction of a carport.

**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.

Willia Allen
Name (Printed)
108 Branch St.
Physical Address
108 Branch St.
Legal Address

4/30/19
Date
1601 Camellia St.
Mailing Address
201-682-9032
Phone

Describe the variance request and the reason for requesting variance:

Request to place carport in front of home.
Please see attached drawing.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Willia M. Allen 4/30/19
Signature Date
Planning Commission Meeting: 5.6.19 430p
City Council Meeting: 5.13.19 7pm

Building line setbacks Only	
Residential	\$100.00
Non-Residential	\$150.00
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Sarah Butler
Name
712 Branch
Legal Address

Name

Legal Address

Name

Legal Address

979-532-1271
Phone
712 Branch
Physical Address
[Signature]
Phone

Physical Address

Phone

Physical Address

APPROVAL:

[Signature]
Engineering/Planning Department

5-1-19
Date

Chairman of the Planning Commission

Date

Mayor
F: Code Enforcement/Master Documents/APPVAR

Date

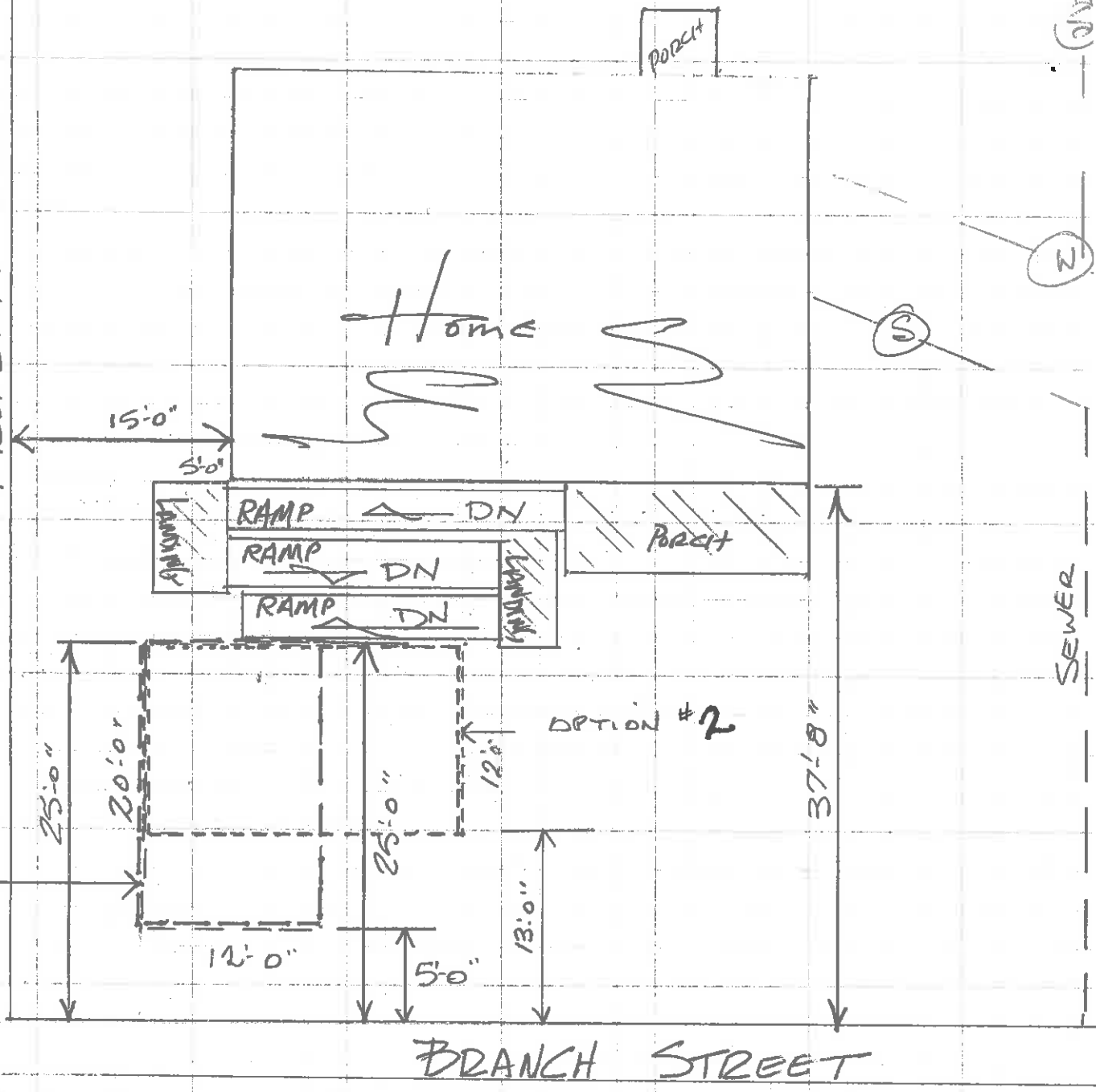
R-18256
R-18255



R-18254

PROPERTY LINE

OPTION #1



OPTION #1 5'-0" TO ROAD / PROPERTY LINE
OPTION #2 11'-0" TO PROPERTY LINE