



**CITY OF WHARTON
SPECIAL PLANNING COMMISSION**

**Monday, December 09, 2019
4:30 PM**

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

**NOTICE OF
CITY OF WHARTON
SPECIAL PLANNING COMMISSION**

Notice is hereby given that a Special Planning Commission will be held on Monday, December 09, 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 5 day of December 2019.


By: /s/ I. O. Coleman, Jr.
I. O. Coleman, Jr, President

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Special 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on December 5, 2019, at 16:30 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 5 day of December 2019.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Special Planning Commission
Monday, December 09, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the special meeting held November 7, 2019.
2. Request by the Wharton Long Term Recovery Team on behalf of Annie Allen to Re-Plat Cline Addition, Block 3, Lots 6 & 7 for residential reconstruction.
3. Request from Tom Cockerill of DRC Construction, LLC on behalf of Theresa Holmes of 217 Pecan St., Harrison Addition, Block 10, Lot 6B for a front property line setback variance of 10', a side property line setback variance of 2', a rear property line setback variance of 0' and a variance to build over a property line for new residential reconstruction.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	12/9/2019	Agenda Item:	Reading of the minutes from the special meeting held November 7, 2019.
<p>At this time, the Commission may review and approve the minutes from the special meeting held November 7, 2019.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, December 5, 2019	
Approval:			
Chairman: I. O. Coleman, Jr.			

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

**Thursday November 7, 2019
4:30 P.M.**

Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 4:31 p.m.

Commissioners present were: I. O. Coleman, Jr., Russell Cenko, Michael Quinn, Rob Kolacny and Marshall Francis.

Commissioners absent were: Mike Wootton and Billie Jones.

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 July 15, 2019. Commissioner Rob Kolacny moved to approve the minutes as presented. Commissioner Michael Quinn seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request by Gotham Design & Community Development Ltd. to Re-Plat Wharton Subdivision, Block 32, Lot 3 and Hamilton Place, Block 32, Lots 3A, 4 & 5 for commercial and residential development. After a brief discussion, Commissioner Rob Kolacny moved to recommend the replat to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

Adjournment. Chairman I. O. Coleman, Jr. adjourned the meeting at 4:36 p.m.

I. O. Coleman, Jr., Chairman

Billie H. Jones, Secretary

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

PLANNING COMMISSION

Meeting Date:	12/9/2019	Agenda Item:	Request by the Wharton Long Term Recovery Team on behalf of Annie Allen to Re-Plat Cline Addition, Block 3, Lots 6 & 7 for residential reconstruction.
<p>At this time, the Commission may review and consider a request by the Wharton Long Term Recovery Team on behalf of Annie Allen to Re-Plat Cline Addition, Block 3, Lots 6 & 7 for residential reconstruction.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, December 5, 2019	
Approval:			
Chairman: I. O. Coleman, Jr.			

**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.

Annie Allen
Name (Printed)
210 Tea Garden Ct.
Physical Address
Cline Block 3 Lot 6A
Legal Address

11/13/19
Date
210 Tea Garden Ct.
Mailing Address
(979) 532-0235
Phone

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

SIGNATURE OF APPLICANT:

Annie Allen
Signature

11-13-19
Date

Planning commission Meeting: _____
City Council Meeting: _____

ADJACENT PROPERTY OWNER(S):

Arnesha Allen
Name
Cline Block 3 Lot 6
Legal Address

Phone
W. Burleson
Physical Address

Arnesha Allen
Name
Cline Block 3 Lot 7
Legal Address

Phone
1027 W. Burleson
Physical Address

Annie Allen
Name
Cline Block 3 Lot 9B
Legal Address

Phone
1020 W. Kearney
Physical Address

APPROVAL:

Planning Department

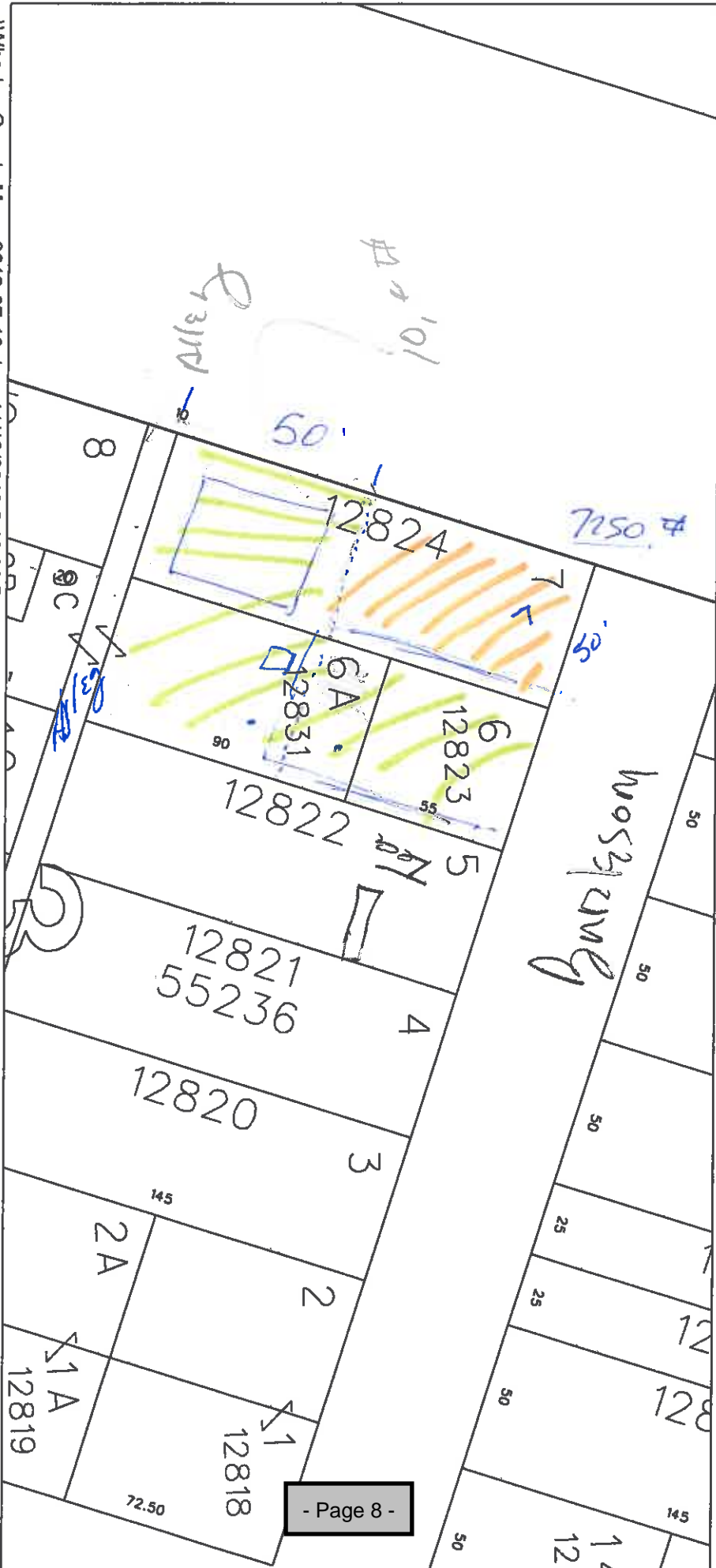
Date

Chairman of the Planning Commission

Date

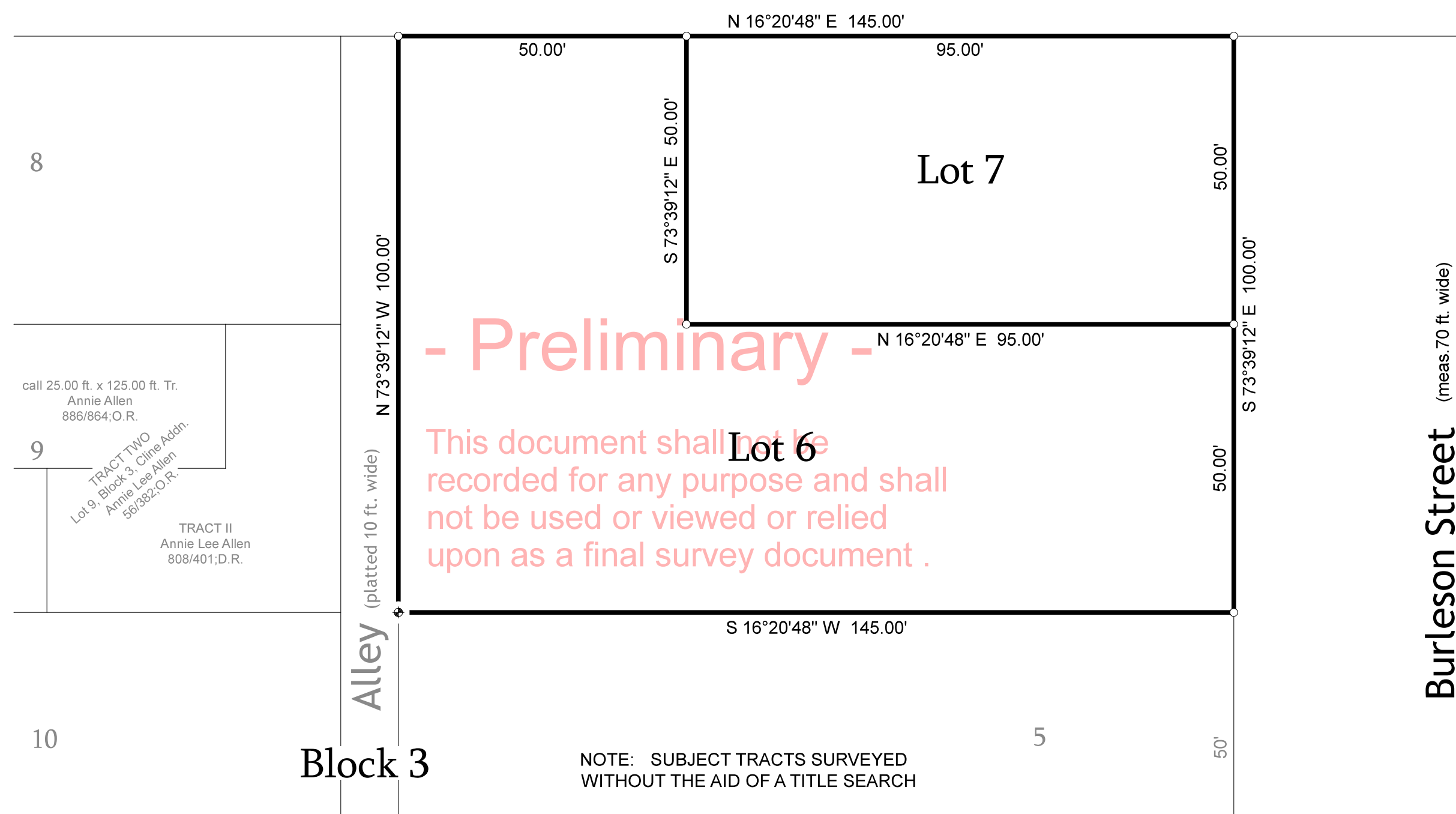
Mayor

Date



2/1

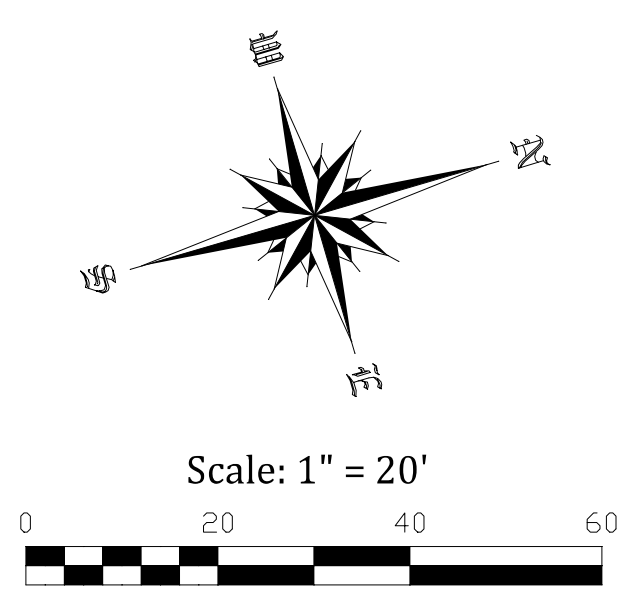
○ = SON
○ = MOM



- 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: SUBJECT TRACTS SURVEYED WITHOUT THE AID OF A TITLE SEARCH



LEGEND

	1/2" I.R. Set Capped #5319
	1/2" I.R. Found

- 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: This tract is located wholly within the city limits of the City of Wharton, Wharton County, Texas.

Flood Hazard Boundary Information:

As of this date (November, 2019), the "Re-plot of Lots 6 & 7, Block 3, Cline Addition", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Community No. 480654, Map No. 48481C0355F and Map No. 48481C0365F, 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.

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents:

That I, xxxxxxxx, 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-plot of Lots 6 & 7, Block 3, Cline Addition" 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 _____, 2019.

Owner

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared xxxxxxxxxxxx, 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 _____, 2019.

By _____
Notary Public in and for the State of Texas

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.

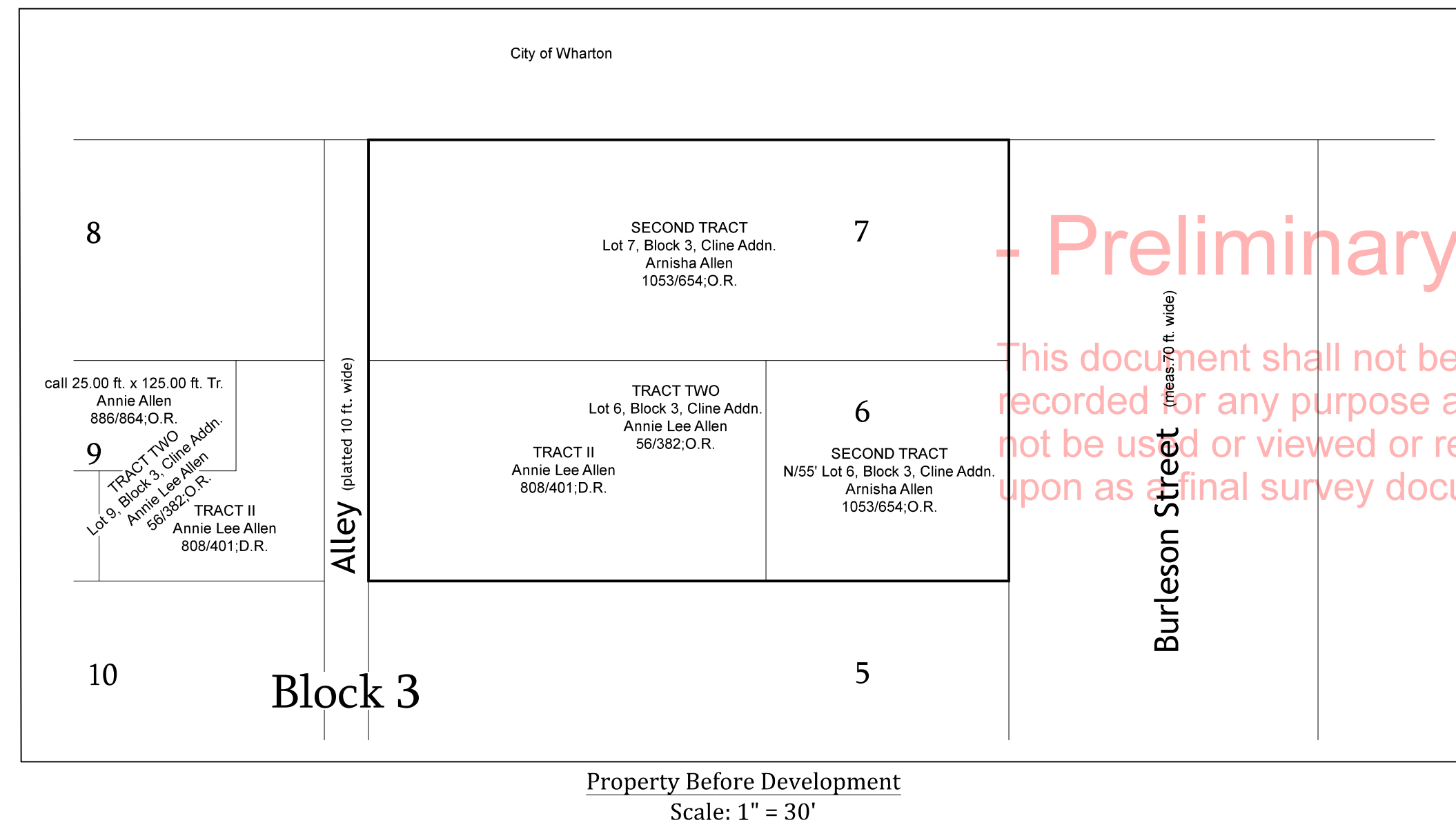
THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

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.



- Preliminary -

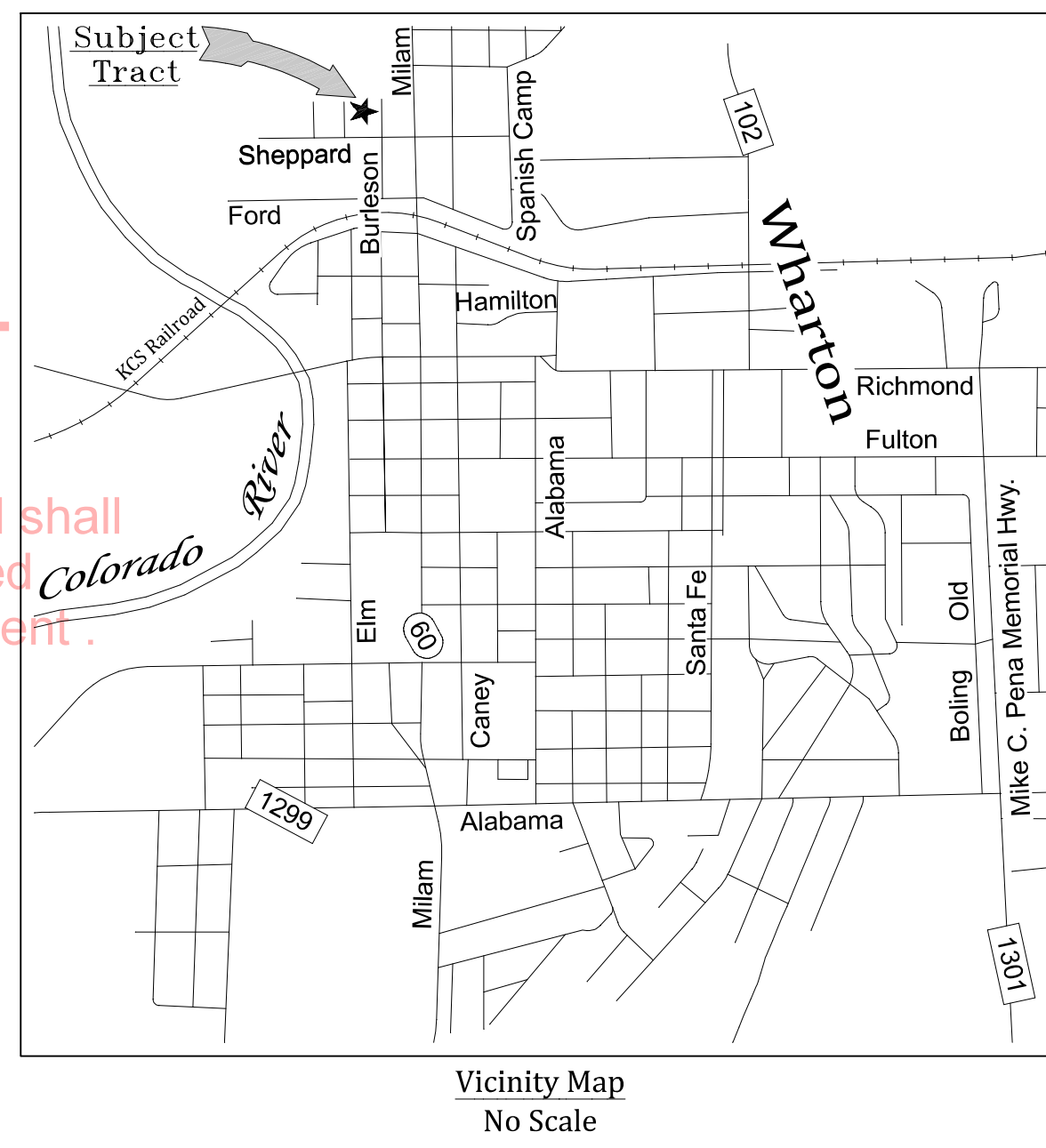
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document .

- 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 .

- Preliminary -

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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: October 2, 2019.

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

Preliminary Plat

of

Lots 6 & 7, Block 3, "Cline Addition"

in the City of Wharton, William Kincheloe League, Abstract No. 38, Wharton County, Texas

2 Lots	0 Reserves	1 Block	11/27/2019
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Developer:
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, NY 10522
(914) 693-5093

ROBERT W. KOLACNY
AND ASSOCIATES, L.L.C.
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Replot Lots 6, 7 BK 3 Cline 80.dwg
PROJECT: WhartonCity@Block3_Cline
DSC: Cline CDO
BY: PV Arraga

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

PLANNING COMMISSION

Meeting Date:	12/9/2019	Agenda Item:	Request from Tom Cockerill of DRC Construction, LLC on behalf of Theresa Holmes of 217 Pecan St., Harrison Addition, Block 10, Lot 6B for a front property line setback variance of 10', a side property line setback variance of 2', a rear property line setback variance of 0' and a variance to build over a property line for new residential reconstruction.
<p>At this time, the Commission may review and consider a request from Tom Cockerill of DRC Construction, LLC on behalf of Theresa Holmes of 217 Pecan St., Harrison Addition, Block 10, Lot 6B for a front property line setback variance of 10', a side property line setback variance of 2', a rear property line setback variance of 0' and a variance to build over a property line for new residential reconstruction. This home has been approved for demo and reconstruction through the GLO HAP Program.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, December 5, 2019	
Approval:			
Chairman: I. O. Coleman, Jr.			

**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. 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.

Theresa Homes
Name (Printed)
217 Pecan St.
Physical Address

Legal Address

11-27-19
Date


Mailing Address
409-338-1174 Tom Cell
Phone
DRC Construction LLC 409-223-1420

Describe the variance request and the reason for requesting variance:

Requesting a front property setback variance, a side property setback variance, a rear property setback variance and variance to build over a property line.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:


Signature
11-27-19
Date
Planning Commission Meeting: 12/16/19.
City Council Meeting: 12/23/19.

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

ADJACENT PROPERTY OWNER (S):

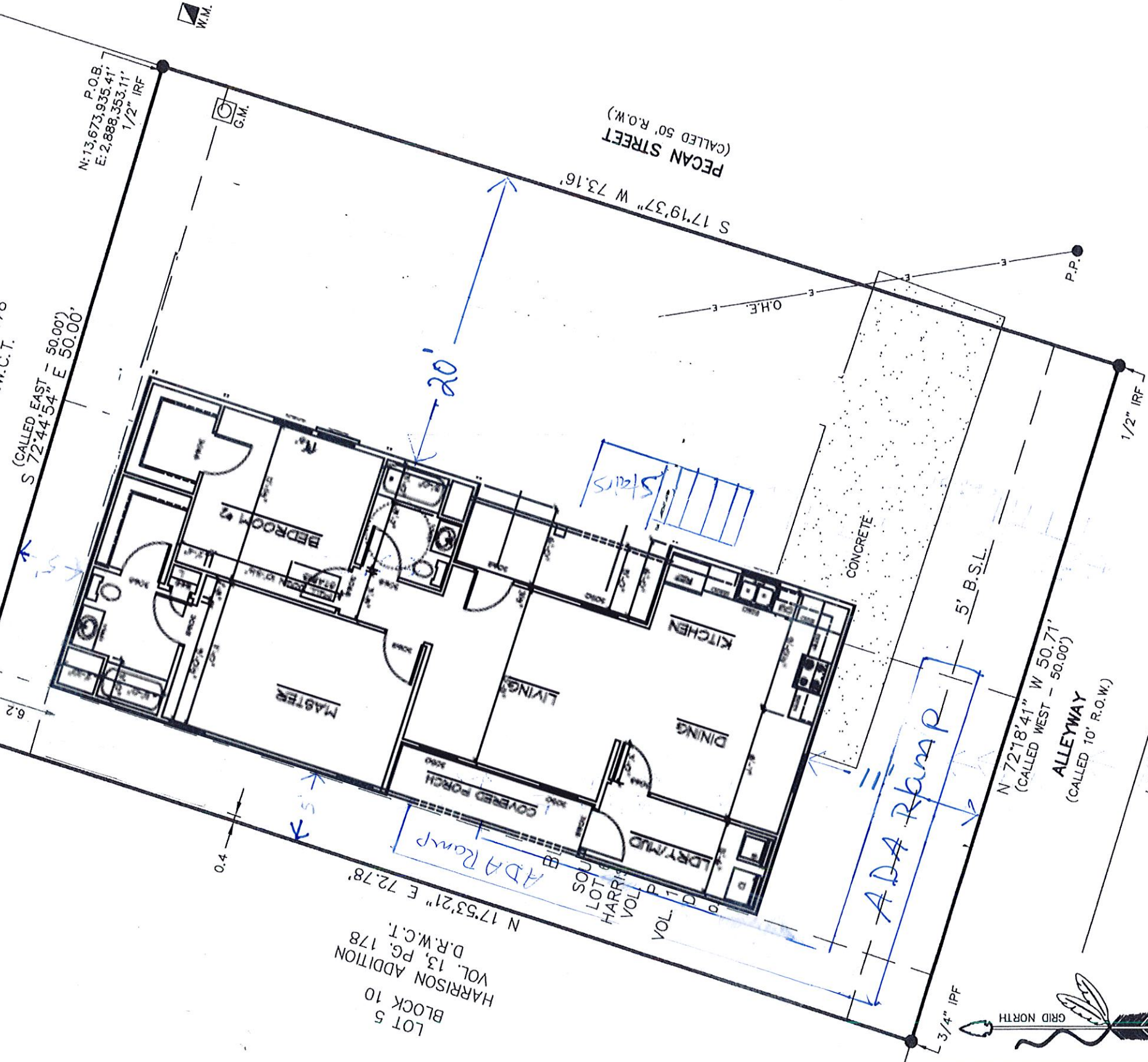
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address

APPROVAL:

_____ Planning Department	_____ Date
_____ Chairman of the Planning Commission	_____ Date
_____ Mayor	_____ Date

JACKSON ALEXANDER SURVEY
A-34

LOT 6
BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
D.R.W.C.T.



LOT 5
BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
D.R.W.C.T.
N 17°53'21" E 72.78'

(CALLED EAST - 50.00')
S 72°44'54" E 50.00'

P.O.B.
N: 13,673.935,41'
E: 2,888,353.11'
1/2" IRF

S 17°19'37" W 73.16'
PECAN STREET
(CALLED 50' R.O.W.)

N 72°18'41" W 50.71'
(CALLED WEST - 50.00')
ALLEYWAY
(CALLED 10' R.O.W.)

LOT 1
BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
D.R.W.C.T.



NOTE:
Survey performed without the benefit of a Title Commitment. Additional easements may exist. Building setback lines shown per City of Wharton Ordinance 18-77.
All bearings, distances, and acreages are grid and are referenced to the State Plane Coordinate System, NAD83, Texas South Central Zone, U.S. Survey feet. Mapping angle for this project is +01° 24' 52" and the scale factor is 0.999863295. According to FEMA Map 48481C 0355 F dated 12-21-2017; this property is in flood zone "AE".

- LEGEND
- B.S.L. - BUILDING SETBACK LINE
 - G.M. - GAS METER
 - IPF - IRON PIPE FOUND
 - IRF - IRON ROD FOUND
 - O.H.E. - OVERHEAD ELECTRIC
 - P.O.B. - POINT OF BEGINNING
 - P.P. - POWER POLE
 - W.M. - WATER METER



IMPROVEMENT SURVEY
OF THE CALLED SOUTH 1/2 OF
LOT 6, BLOCK 10
HARRISON ADDITION IN WHARTON
RECORDED IN
VOL. 13, PG. 178 D.R.W.C.T.
PER DEED VOL. 1073, PG. 479 D.R.W.C.T.

JACKSON ALEXANDER SURVEY,
ABSTRACT 34
IN THE
WHARTON COUNTY, TEXAS
217 WEST PECAN STREET
WHARTON, TEXAS 77486

I, Daniel J. Warrick, do hereby certify that this plat reflects an actual survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. Given under my hand and seal this 19th day of November, 2019.

Daniel J. Warrick

Daniel J. Warrick
Registered Professional Land Surveyor No. 6535

© COPYRIGHT 2019 FITZ & SHIPMAN, INC.

Fittz & Shipman
INC.

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT, BEAUMONT, TEXAS
PH (409) 832-7238 FAX (409) 832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

JOB NO. 19073.0045
DRAWN BY: KMG

**JACKSON ALEXANDER SURVEY
A-34**

LOT 6
BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
D.R.-W.C.T.

(CALLED EAST - 50.00')
S 72°44'54" E 50.00'

P.O.B.
N: 13,673.93541'
E: 2,888.35311'
1/2" IRF



G.M.

ONE STORY RESIDENCE
ON PIER AND BEAM

5' B.S.L.

5' B.S.L.

HARRISON ADDITION
VOL. 13, PG. 178
D.R.-W.C.T.

- Page 13 -

**LOT 6
BLOCK 10**
SOUTH 1/2 OF
LOT 6, BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
PER DEED
VOL. 1073, PG. 479
D.R.-W.C.T.
0.08 ACRES

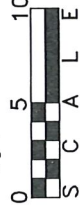
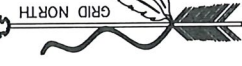
PECAN STREET
(CALLED 50' R.O.W.)
S 17°19'37" W 73.16'

CONCRETE SIDEWALK

COVERED

COVERED

CONCRETE



LOT 1
BLOCK 10
HARRISON ADDITION
VOL. 13, PG. 178
D.R.-W.C.T.

ALLEYWAY
(CALLED 10' R.O.W.)
N 72°18'41" W 50.71'
(CALLED WEST - 50.00')

5' B.S.L.

1/2" IRF

**IMPROVEMENT SURVEY
OF THE CALLED SOUTH 1/2 OF
LOT 6, BLOCK 10
HARRISON ADDITION IN WHARTON
RECORDED IN**

**VOL. 18, PG. 178 D.R.-W.C.T.
PER DEED VOL. 1078, PG. 479 D.R.-W.C.T.
IN THE
JACKSON ALEXANDER SURVEY,
ABSTRACT 34
WHARTON COUNTY, TEXAS**

- LEGEND**
- B.S.L. - BUILDING SETBACK LINE
 - G.M. - GAS METER
 - IPF - IRON PIPE FOUND
 - IRF - IRON ROD FOUND
 - O.H.E. - OVERHEAD ELECTRIC
 - P.O.B. - POINT OF BEGINNING
 - P.P. - POWER POLE
 - W.M. - WATER METER



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© COPYRIGHT 2019 FITTZ & SHIPMAN, INC.

Fittz & Shipman
INC.

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT, BEAUMONT, TEXAS
PH (409) 832-7238 FAX (409) 832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

JOB NO. 19073.0045
DRAWN BY: KMG

Daniel J. Warrick
Registered Professional Land Surveyor No. 6535

Daniel J. Warrick

I, Daniel J. Warrick, do hereby certify that this plat reflects an actual survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. Given under my hand and seal this 19th day of November, 2019.

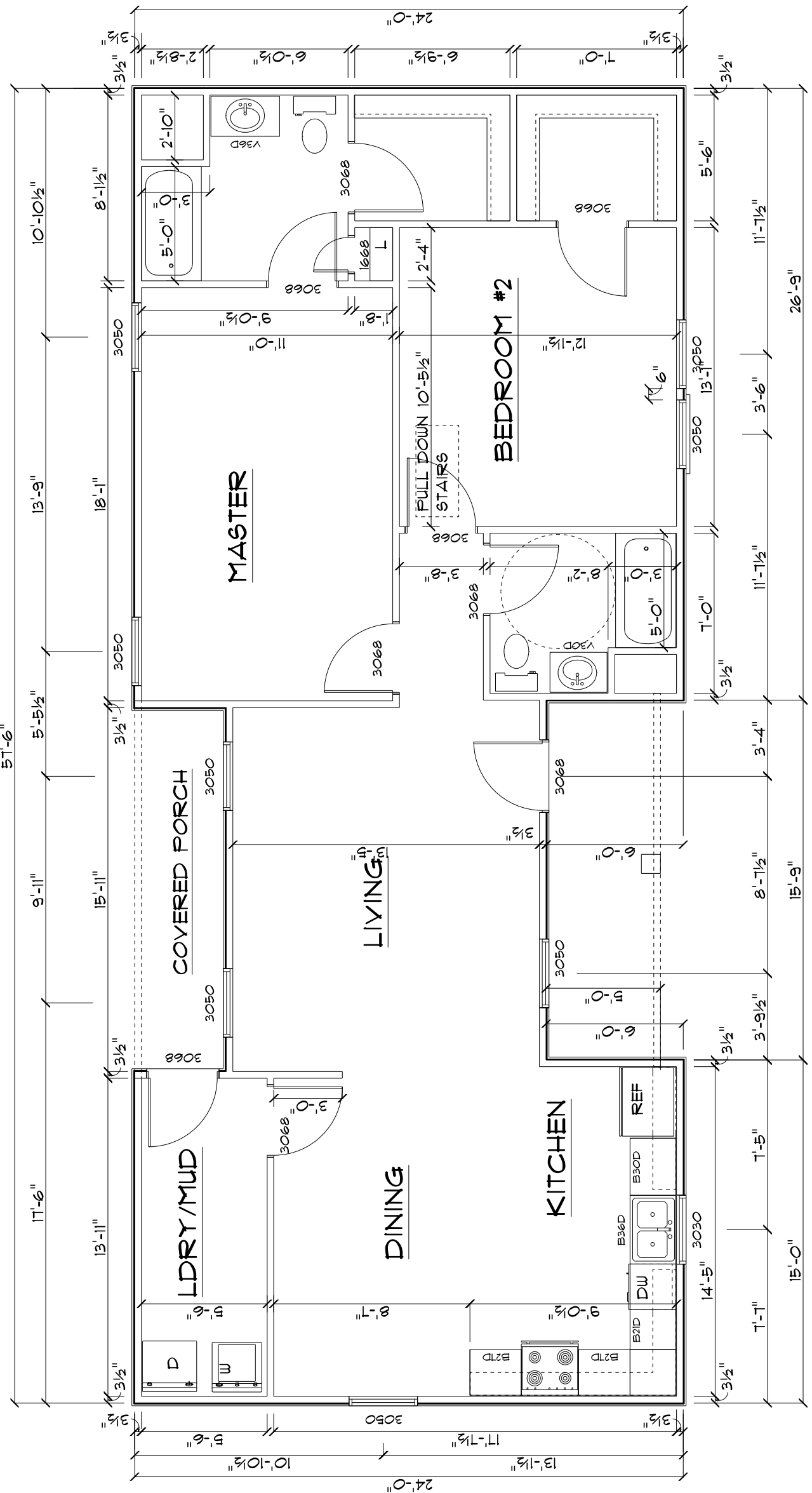
217 WEST PECAN STREET
WHARTON, TEXAS 77488

AREAS	
Heated	1285 sqft
Porch	78 sqft
Total	1363 sqft

SOLD BY:
DRAWN BY:
FINAL DATE: 04/26/2013
DATE PLOTTED: Tuesday, August 27, 2013
REVISION DATE: XX/XX/XX

THE AUGUSTINE II
FLOOR PLAN

SHEET NUMBER
A2



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

