



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, June 17, 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, June 17, 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 14 day of June 2019.

By: /s/ Michael Wootton
Michael 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 14, 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 14 day of June 2019.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, June 17, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. [Reading](#) of the minutes from the meeting held June 3, 2019.
2. Request by Ms. Ann Witt of Kingston Enterprises, Inc. to Re-Plat Greer Tract, Lot 8 & 9.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	6/17/2019	Agenda Item:	Reading of the minutes from the meeting held June 3, 2019.
<p>At this time, the Commission may review and approve the minutes from the meeting held June 3, 2019.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, June 14, 2019	
Approval:			
Chairman: Mike Wootton			

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

**Monday, June 3, 2019
4:30 P.M.**

Chairman Michael Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 4:30 p.m.

Commissioners present were: Michael Wootton, I. O. Coleman, Jr., Robert Kolacny and Marshall Francis.

Commissioners absent were: Billie Jones, Michael Quinn, and Russell Cenko.

Staff members present were: Building Official Assistant Claudia Velasquez.

Visitors present were: Mr. Damon Parker and Mr. Jose Jaramillo.

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 May 06, 2019. Commissioner Robert Kolacny moved to approve the minutes as presented. Commissioner Marshall Francis seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request by Mr. David Farris to Re-Plat 821 Branch St., C.W. Wilson, Block 60, Lot 3 & 4. Mr. Damon Parker from the Wharton Long Term Recovery Team addressed the Commission and advised the properties would be used for residential construction. After a brief discussion, Commissioner Marshall Francis moved to recommend the replat to City Council for final approval. Commissioner Robert Kolacny seconded the motion. All voted in favor.

The third item on the agenda was to review and consider requests by Mr. Eddie Phynon for the following;

- A. A 0' foot setback variance to build across property lines. Mr. Phynon had a previous home that was built on the lots over the property lines prior to demolition. This will allow the residence to replace the demolished one.
- B. A 3' side building line setback variance at 312 S. Sheppard St., Cline, Block 4, Lots 13A & 14A for new residential construction. Mr. Jose Jaramillo from J & J Construction addressed the commission and after a brief discussion, Commissioner Marshall Francis moved to recommend the variance to City Council for final approval. Commissioner Robert Kolacny seconded the motion.

The third item on the agenda was to review consider request by Mr. Fred Johnson with the Boys & Girls Club of Wharton for a 7' front building line setback variance for placement of a sign at 2120 Newton St., Ahldag, Block 15, Lots 15, 15A, 15-A & 16A. Building Official Assistant Claudia Velasquez informed the Commission that Richard from FastSigns Midtown withdrew the application. No action was taken.

Adjournment. Commissioner Robert Kolacny adjourned the meeting at 4:36 p.m.

Michael Wootton, Chairman

Billie H. Jones, Secretary

DRAFT

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

PLANNING COMMISSION

Meeting Date:	6/17/2019	Agenda Item:	Request by Ms. Ann Witt of Kingston Enterprises, Inc. to Re-Plat Greer Tract, Lot 8 & 9.
<p>At this time, the Commission may review and consider a request by Ms. Ann Witt of Kingston Enterprises, Inc. to Re-Plat Greer Tract, Lot 8 & 9 for residential construction.</p> <p>Ms. Witt will be available for questions.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, June 14, 2019	
Approval:			
Chairman: Mike Wootton			

**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.

Ann L. Witt
Name (Printed)
§ Fm 3012
Physical Address
Greer Tract, Lots 8-9
Legal Address

June 10, 2019
Date
5651 Chevy Chase Houston 77056
Mailing Address
832.654.0358
Phone

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

SIGNATURE OF APPLICANT:

Ann L. Witt
Signature

June 10, 2019
Date

Planning commission Meeting: 6.17.19 430 pm
City Council Meeting: 6.24.19 7pm

ADJACENT PROPERTY OWNER(S):

Barbara Morris - Louise Hawes
Name
Greer Tract, Lot 10
Legal Address

Phone
Fm 3012
Physical Address

Eugene Lopez
Name
Greer Tract, Lot 5
Legal Address

Phone
220 Caney Rd
Physical Address

Bessie Taylor - Hughes
Name
Greer Tract, Lot 5D
Legal Address

Phone
Caney Rd
Physical Address

APPROVAL:

[Signature]
Planning Department

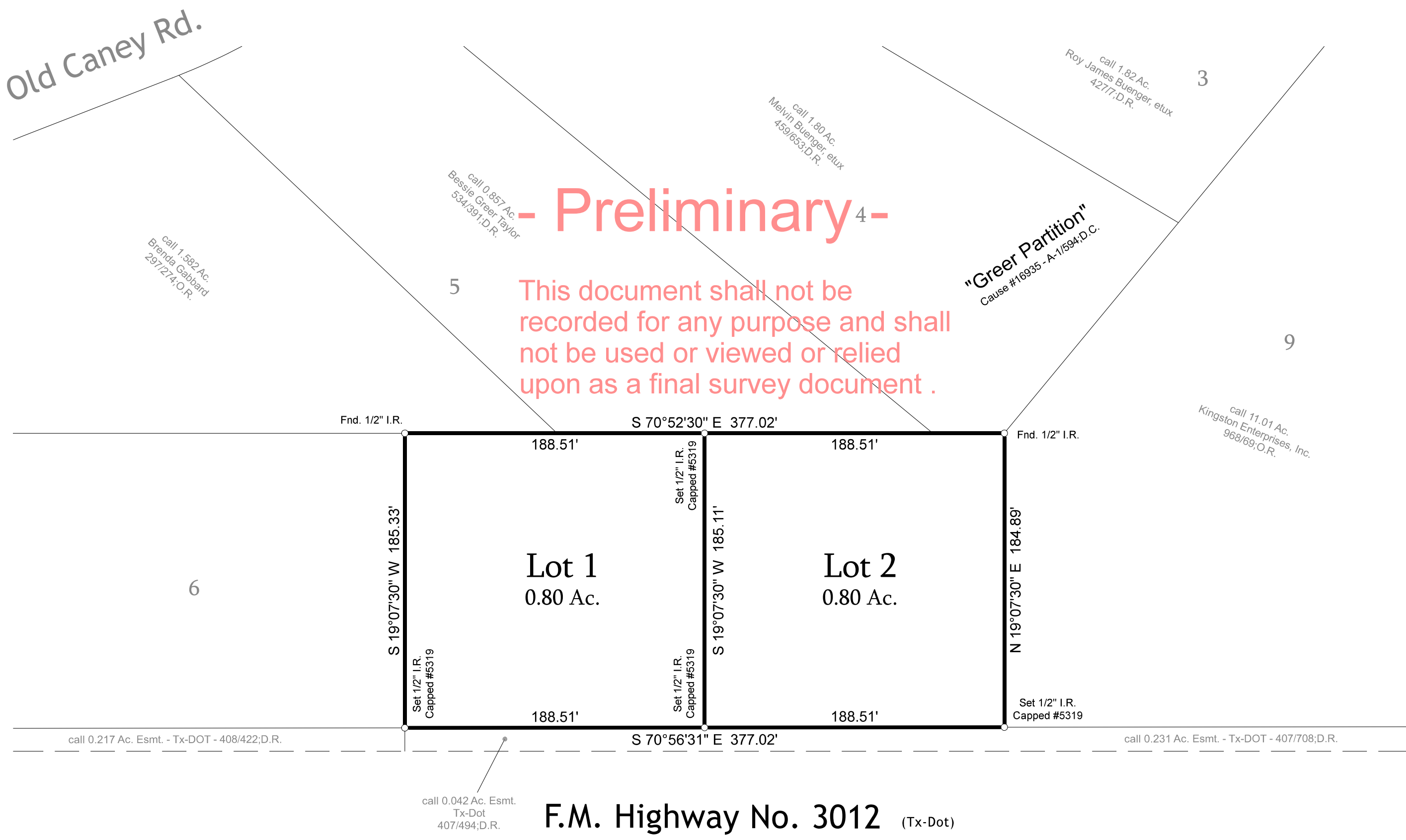
6-11-19
Date

Chairman of the Planning Commission

Date

Mayor

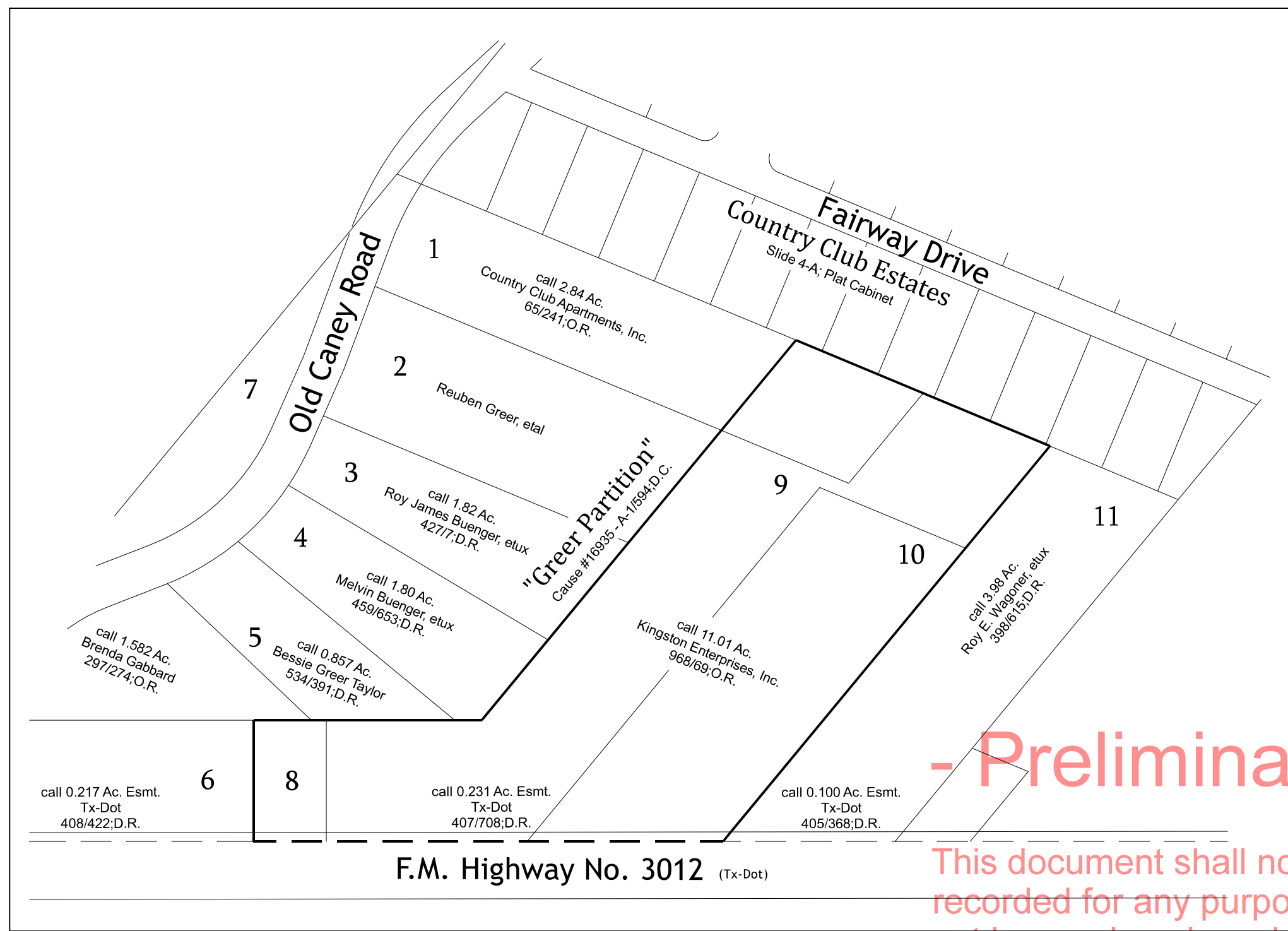
Date



- 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 .

F.M. Highway No. 3012 (Tx-Dot)

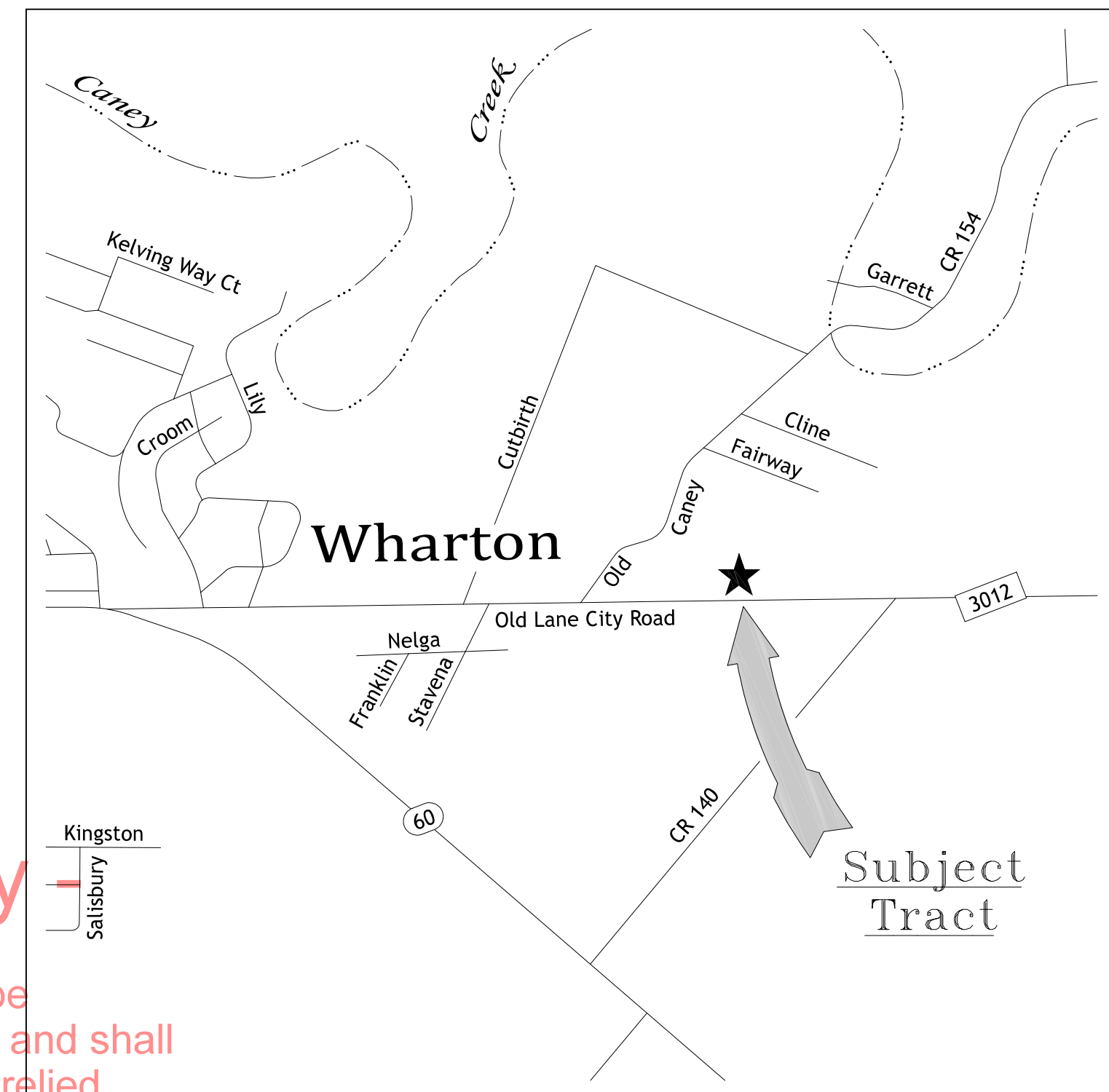


- Preliminary -

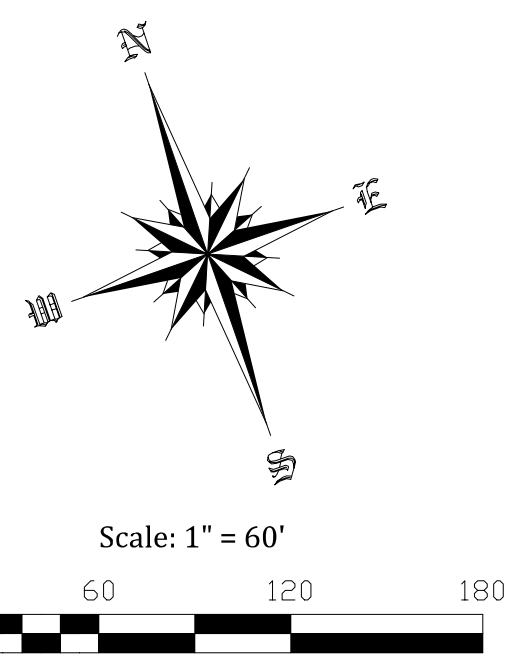
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document .

Property before Development

Scale: 1" = 200'



Vicinity Map
No Scale



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 20, 2019.

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

- 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

Known all men by these presents:
That Kingston Enterprises, Inc. owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designates said property as the "Lipscomb Estates" in the City of Wharton, Wharton County, Texas, and does hereby bind itself, its 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.

Ann L. Witt, President

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Ann L. Witt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that she 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

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

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 _____, 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

Flood Hazard Boundary Information :
As of this date (May, 2019), the "Lipscomb Estates" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Community No. 480654, Map No. 48481C0365 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, 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 Plat
of the
Lipscomb Estates
City of Wharton
in the
Randal Jones 1/2 Lg, A-36
Wharton County, TX

2 Lots 0 Reserves 1 Block		06/10/2019
Developers: Kingston Enterprises, Inc. 5136 Huckleberry Circle Houston, TX 77056		
FILE: Witt SD.dwg PROJECT: W:\Wharton\City\CounrtyClub CRD: W\Club.CRD BY: PVA		
140 S. HOUSTON STREET WHARTON TEXAS 77488 979.532.8056 Registered Professional Land Surveyors - OFFICE (979) 532-8056 - kolacny.survey@gmail.com		

Wharton CAD Property Search

Property ID: R015820 For Year 2019

Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph

Property Details

Account	
Property ID:	R015820
Legal Description:	GREER TRACT LOT 8 Acres:0.5500
Geographic ID:	10525-000-080-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	FM 3012
Map ID:	
Neighborhood CD:	WH-SE-FAR SOUTH EAST
Owner	
Owner ID:	69379
Name:	KINGSTON ENTERPRISES INC
Mailing Address:	5651 CHEVY CHASE DRIVE HOUSTON, TX 77056-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Wharton CAD Property Search

Property ID: R015821 For Year 2019

Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph

Property Details

Account	
Property ID:	R015821
Legal Description:	GREER TRACT LOT 9 Acres:5.4500
Geographic ID:	10525-000-090-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	FM 3012
Map ID:	
Neighborhood CD:	WH-SE-FAR SOUTH EAST
Owner	
Owner ID:	69379
Name:	KINGSTON ENTERPRISES INC
Mailing Address:	5651 CHEVY CHASE DRIVE HOUSTON, TX 77056-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Wharton CAD Property Search

Property ID: R015822 For Year 2019

Map



Property Details

Account	
Property ID:	R015822
Legal Description:	GREER TRACT LOT 10 Acres:3.9700
Geographic ID:	10525-000-100-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	3093 FM 3012
Map ID:	
Neighborhood CD:	WH-SE-FAR SOUTH EAST
Owner	
Owner ID:	69379
Name:	KINGSTON ENTERPRISES INC
Mailing Address:	5651 CHEVY CHASE DRIVE HOUSTON, TX 77056-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Wharton CAD Property Search

Property ID: R062262 For Year 2019

Map



Property Details

Account	
Property ID:	R062262
Legal Description:	GREER TRACT LOT 6 Acres:2.3200
Geographic ID:	10525-000-060-10
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	FM 3012
Map ID:	
Neighborhood CD:	WH-SE-FAR SOUTH EAST
Owner	
Owner ID:	79656
Name:	MORRIS BARBARA LOUISE HAWES
Mailing Address:	PO BOX 707 WHARTON, TX 77488-0000
% Ownership:	50.0%
Exemptions:	For privacy reasons not all exemptions are shown online.