



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, July 18, 2022  
4:30 PM**

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

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, July 18, 2022, at 4:30 PM at the Wharton City Hall, 120 E. Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA**

Dated this 14 day of July 2022.


By:     /s/ Mike Wootton      
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 14, 2022, at 4:30 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 July 2022.

**CITY OF WHARTON**

By:   
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, July 18, 2022**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Election of Officers
  - a. Chairperson
  - b. Vice-Chairperson
  - c. Secretary
2. Reading of the minutes from the regular called meeting held June 6, 2022.
3. Request from Mr. Michael Miller on behalf of Enterprise Rent a Car, 1601 N. Richmond Rd., Blasingame, Lots 1, 1C, 2, 2B, 3, for a 3-foot variance from the required 10-foot setback resulting in a 7-foot setback for the installation of a sign in the location of the existing sign.
4. Request from Mr. Marshall Francis, 1804 Willowbend Dr., Chapel Heights, Block B, Lot 1, for a 12-foot variance from the required 25-foot front property line setback resulting in a 13-foot setback for the installation of a carport.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	7/18/2022	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 14, 2022	
Approval:			
Chairperson: Mike Wootton			

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

## PLANNING COMMISSION

Meeting Date:	7/18/2022	Agenda Item:	Reading of the minutes from the regular called meeting held June 6, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held June 6, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 14, 2022	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, June 6, 2022  
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:39 p.m.

Commissioners present were: Mike Wootton, Burnell Neal, Marshall Francis and Adraylle Watson.

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

Staff members present were: Krystal Hasselmeier, Planning & Development Specialist and Claudia Velasquez, Assistant to the Building Official.

Visitors present were: Sammy Wisnieski.

**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 May 2, 2022. Adraylle Watson, Commissioner moved to approve the minutes as presented. Burnell Neal, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request from Mr. Stephen Wisnieski on behalf of My Storehouse Mini Storage II, 1810 Stadium Rd., Brod Acres, Block 17J-1, for a 7-foot variance from the required 20-foot building line setback on both the east and west side of the property resulting in a 13-foot setback from the adjoining residential properties. Mr. Wisnieski did request that the variance be modified to an 8-foot variance at the time of the meeting. Burnell Neal, Commissioner moved to recommend an 8-foot variance to the City Council for final approval. Marshall Francis, Commissioner seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:56 p.m.

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

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

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

## PLANNING COMMISSION

Meeting Date:	7/18/2022	Agenda Item:	Request from Mr. Michael Miller on behalf of Enterprise Rent a Car, 1601 N. Richmond Rd., Blasingame, Lots 1, 1C, 2, 2B, 3, for a 3-foot variance from the required 10-foot setback resulting in a 7-foot setback for the installation of a sign in the location of the existing sign.
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At this time, the Commission may review and consider a request from Mr. Michael Miller on behalf of Enterprise Rent a Car, 1601 N. Richmond Rd., Blasingame, Lots 1, 1C, 2, 2B, 3, for a 3-foot variance from the required 10-foot setback resulting in a 7-foot setback for the installation of a sign in the location of the existing sign.

Attached are the application, request, and site plan.

Mr. Miller will be in attendance to answer any questions.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, July 14, 2022
Approval:	
Chairperson: Mike Wootton	

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

Item-3.

**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.

Michael Miller rep. for Enterprise Rent-A-Car	6/28/2022
_____ Name (Printed)	_____ Date
1601 N. Richmond, Wharton	1601 N. Richmond
_____ Physical Address	_____ Mailing Address
BLASINGAME LOT1,1C,2,2B,3 ACRES 0.5543	713-444-8949
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:

Property set back for ground sign. We have a existing sign located 7 feet from front property line and would like to replace it with a new sign the exact same size and height.

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

**SIGNATURE OF APPLICANT:**

Michael D. Miller  6-30-2022  
\_\_\_\_\_  
Signature Date

Planning Commission Meeting: 7.18.22 4:30p  
City Council Meeting: 7.25.22 7pm

<b>Building line setbacks Only</b>	
Residential	\$100.00
Non-Residential	\$150.00 <sup>x</sup>
<b>Non-Refundable fee</b>	
Effective November 3, 2006	

**ADJACENT PROPERTY OWNER (S):**

(North) Wharton City

\_\_\_\_\_  
Name  
A20038 ABST.38 ACRES 5.0574

\_\_\_\_\_  
Legal Address  
(South) Sadguru Inc.

\_\_\_\_\_  
Name  
BLASINGAME LOT 4 ODD, 29, 30, 31, 32 ACRES 1.3051

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

\_\_\_\_\_  
Phone  
N. Richmond, Wharton

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

\_\_\_\_\_  
Phone  
1527 N. Richmond, Wharton

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

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

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

**APPROVAL:**

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

7.6.2022  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date





31702 INDUSTRIAL PARK DR., PINEHURST, TEXAS 77362  
281-356-9095 mcpelgn.com TESCL 18146

Item-3.

6/30/2022

City of Wharton  
City Council

Variance request

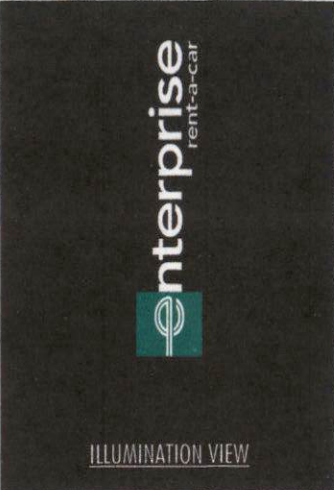
Enterprise is looking to replace a existing ground with an exact same size sign. Due to the city ordinance changes since this sign was originally installed we are looking at getting a variance for the sign set back from property line. It is currently at a 7' setback. Enterprise thru there corporate going green plan is changing out all there older signs to energy efficient led lighted signs. If a variance is not granted the new sign will have to be located in the driveway area which will then not allow for a proper fire lane.

A handwritten signature in black ink, appearing to read 'Michael Miller', is written over a light blue horizontal line.

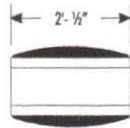
Michael Miller  
MCP neon & sign  
Rep for Enterprise Rent-A-Car 06 Region



EXISTING SIGN



# LED ILLUMINATION

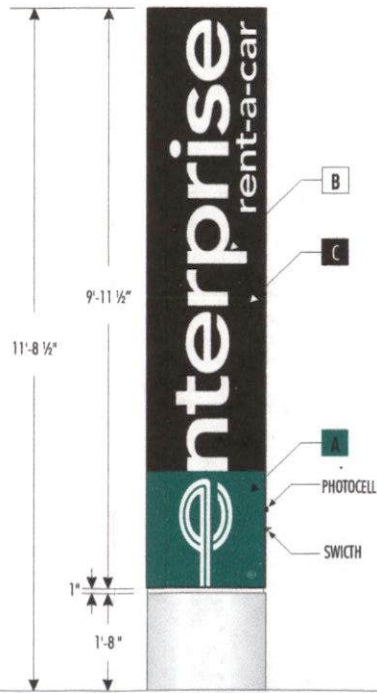


TOP VIEW

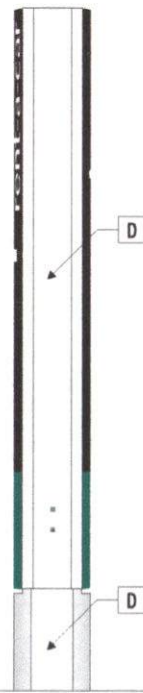


TOP VIEW

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE, 120V, & ELECTRICAL RUN LOCATION IS THROUGH THE BOTTOM



FRONT VIEW



SIDE VIEW



BACK VIEW

**SignResource**  
IDENTITY GROUP  
6135 District Blvd • Newark, CA 90770  
800.423.4283 • Fax 323.560.7143  
Website: www.signresource.com

REVISION HISTORY:			
REV	DATE	REVISION BY	UPDATE BY
A	10/06/16	CC	BS

INITIAL DRAWING	

PARTS LIST:	
TITLE	DESCRIPTION
A	ARLON 9227 ENTERPRISE GREEN VINYL
B	ARLON 2506-22 BLACK VINYL
C	CABINET PAINTED WHITE
D	
E	
F	
G	

MATERIAL LIST	
1	PLASTIC
2	ALUMINUM
3	
4	
5	

**UL** THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**GENERAL NOTES**

1. TOLERANCE (UNLESS NOTED)  
• GRAPHICS +/- 1/8" • FACE SIZE +/- 1/16" +/-  
• CABINET +/- 1/8" • VINYL OVERLAP +/- 1/8" +/- 1/16"  
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPANGLER A10 SYSTEM
4. NO BEHAVIOR OR MATERIAL SUBSTITUTION WITHOUT FCN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION	
ENTERPRISE 140 1/2" X 24 1/2" DF LED IL VERTICAL MONUMENT	
DRAWN BY	CHECKED BY
BRIAN S.	
CLIENT	ENTERPRISE HOLDINGS
LOCATION:	
DATE:	DATE: 10/06/16
DRAWING/PROJECT #	REV
EE1202VM1-LED	A
SHEET #	1 OF 1

SCALE 1:25  
23.9 SF

X By signing, you are validating the dimensions and graphic provided to Sign Resource and/or you are handling your own installation

*New Sign - SAME SIZE*

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

## PLANNING COMMISSION

Meeting Date:	7/18/2022	Agenda Item:	Request from Mr. Marshall Francis, 1804 Willowbend Dr., Chapel Heights, Block B, Lot 1, for a 12-foot variance from the required 25-foot front property line setback resulting in a 13-foot setback for the installation of a carport.
<p>At this time, the Commission may review and consider a request from Mr. Marshall Francis, 1804 Willowbend Dr., Chapel Heights, Block B, Lot 1, for a 12-foot variance from the required 25-foot front property line setback resulting in a 13-foot setback for the installation of a carport.</p> <p>Attached are the application, and site plan.</p> <p>Mr. Francis will be in attendance to answer any questions.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, July 14, 2022	
Approval:			
Chairperson: Mike Wootton			



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

Item-4.

**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.

Marshal Frances  
Name (Printed)  
1804 Willowbend.  
Physical Address  
Chapel Heights, Blk B, Lot 1.  
Legal Address

7/01/2022  
Date  
Same  
Mailing Address  
5323823 - 5319051011  
Phone

Describe the variance request and the reason for requesting variance:

Requesting 12-foot variance from the required 25-foot building line setback of front property for 30' x 20' x 8' metal Carports.

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

**SIGNATURE OF APPLICANT:**

*Marshal Frances*  
Signature  
7/01/22.  
Date  
Planning Commission Meeting: 7-18-22 4:30pm  
City Council Meeting: 7-25-22 7pm

<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):**

Judy Zieber  
Name  
Chapel Heights Ext., Blk B, Lot 2  
Legal Address

Phone  
1810 Willowbend.  
Physical Address

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

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

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

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

**APPROVAL:**

*Frank Torres*  
Planning Department

7.5.2022  
Date

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

\_\_\_\_\_  
Date

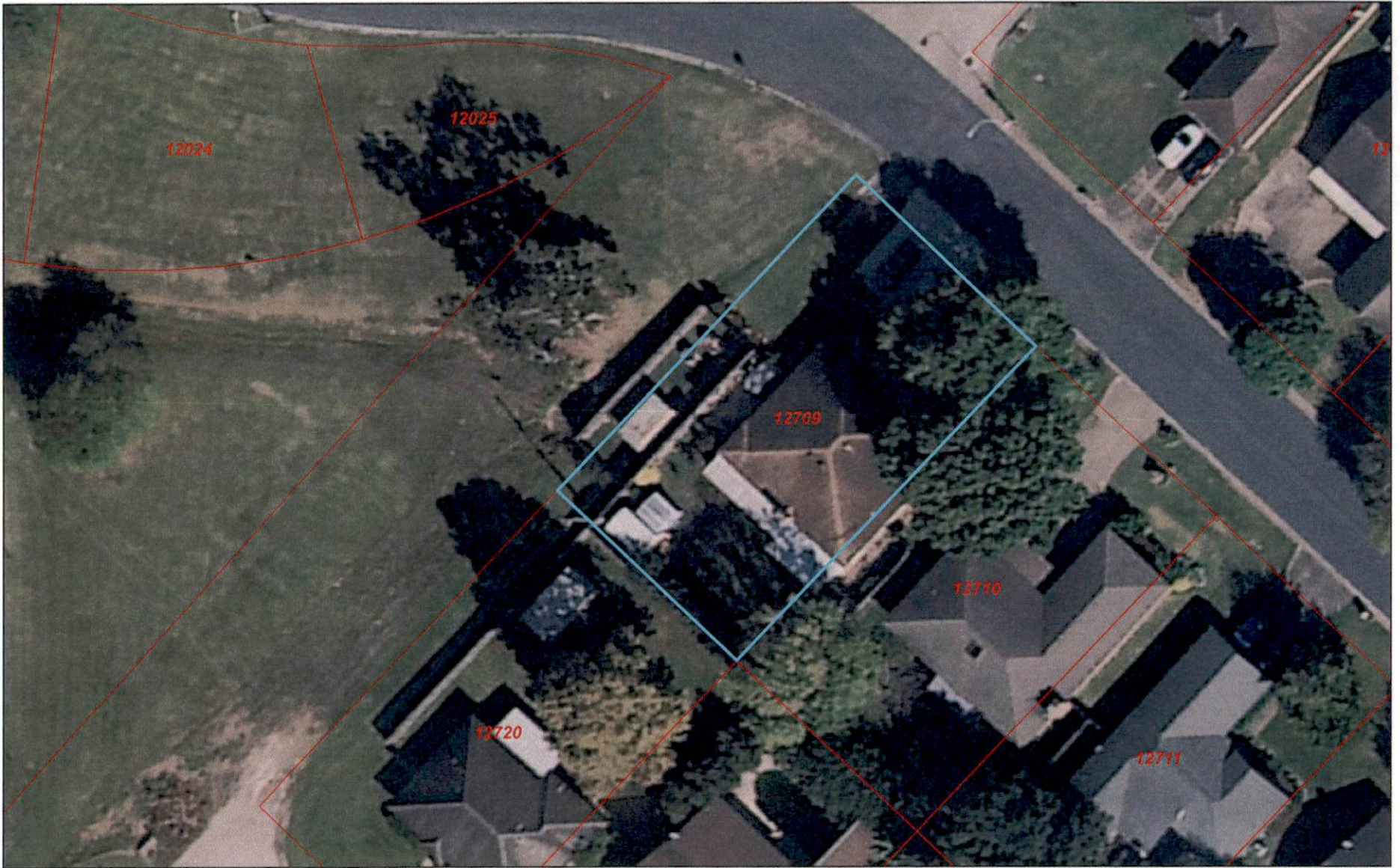
\_\_\_\_\_  
Mayor  
F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

\_\_\_\_\_  
Date




# 1807 Willowbend CAD Map

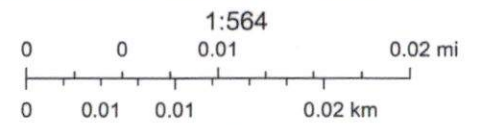
Item-4.



7/1/2022, 2:13:53 PM

 Parcels

 Abstracts



© OpenStreetMap (and) contributors, CC-BY-SA

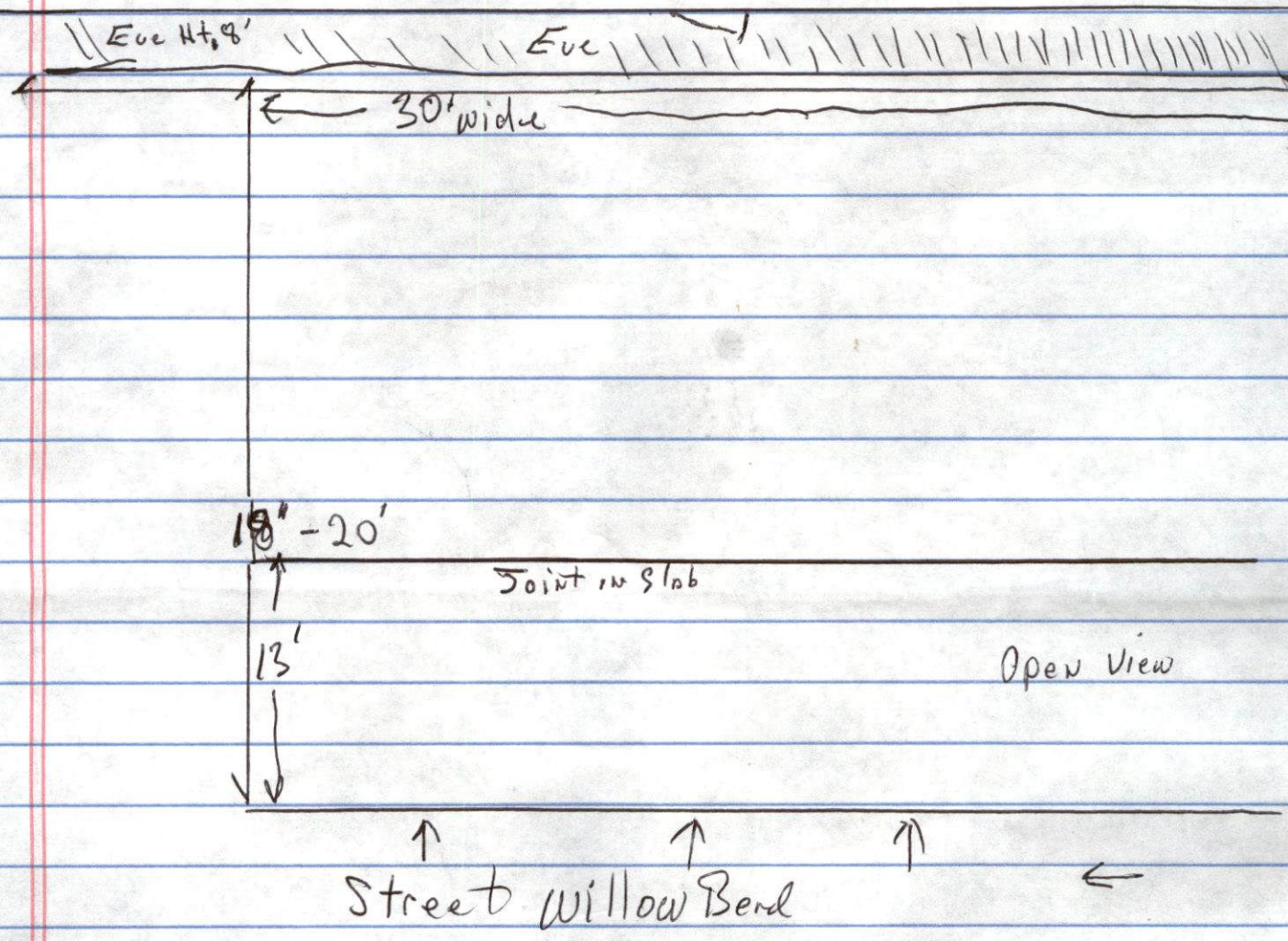
Wharton Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Marshall C French  
1804 Willow Bend Dr.

F.O.





Your Star Buildings & Carports Purchase Order (#1656689621526361)

From: Star Buildings & Carports (starbuildingsandcarports@gmail.com)

To: gensalco@yahoo.com

Date: Friday, July 1, 2022 at 10:33 AM CDT



**Star Buildings & Carports**  
 3007 NW Stallings Dr.  
 Nacogdoches, TX 75964  
 (833) 319-0301  
 starbuildingsandcarports@gmail.com

Customer Order - Jul 1, 2022

Ship To			Dealer
Name <u>Marshall Francis</u>	Order # <u>1656689621526361</u>	General Sales Company	
Billing Address <u>1804 Willow Bend Dr.</u>	City <u>Wharton</u> State <u>TX</u> Zip Code <u>77488</u>		Phone: 979-532-3823
Install Address <u>1804 Willow Bend Dr.</u>	City <u>Wharton</u> State <u>TX</u> Zip Code <u>77488</u>		<a href="mailto:gensalco@yahoo.com">gensalco@yahoo.com</a>
Email <u>gensalco@yahoo.com</u>	Phone # <u>979-531-9051</u>	Mobile # <u>979-532-3823</u>	

Building Info	Size	Color	Anchoring & Site Preparation
Style: Triple Wide (26' to 30' Wide)	30' X 20' X 8'	Roof White <input type="checkbox"/>	Installation Surface: Cement
Roof Overhang: 6"	Width Length Leg Height	Trim: Black <input checked="" type="checkbox"/>	Electricity Available <input checked="" type="checkbox"/>
Roof Style: Vertical Style		Wall Exterior Color White <input type="checkbox"/>	Ready For Installation (Only Check If Site Is Ready) <input checked="" type="checkbox"/>
Leg Style: Standard		Wall Exterior Color White <input type="checkbox"/>	Jobsite Level (No More Than 3" Un-level & Clear Of Obstacles) <input checked="" type="checkbox"/>
Brace: 2' Brace			Installation Surface Concrete
			Inside City Limit <input checked="" type="checkbox"/>

Design Link & Notes  
 Design Link: <https://idearoom.starbuildingsandcarports.com/#b3615badd542d068dfd2894bf87f71d5>

Payment Details  
 Payment Method Money Order





Building Images



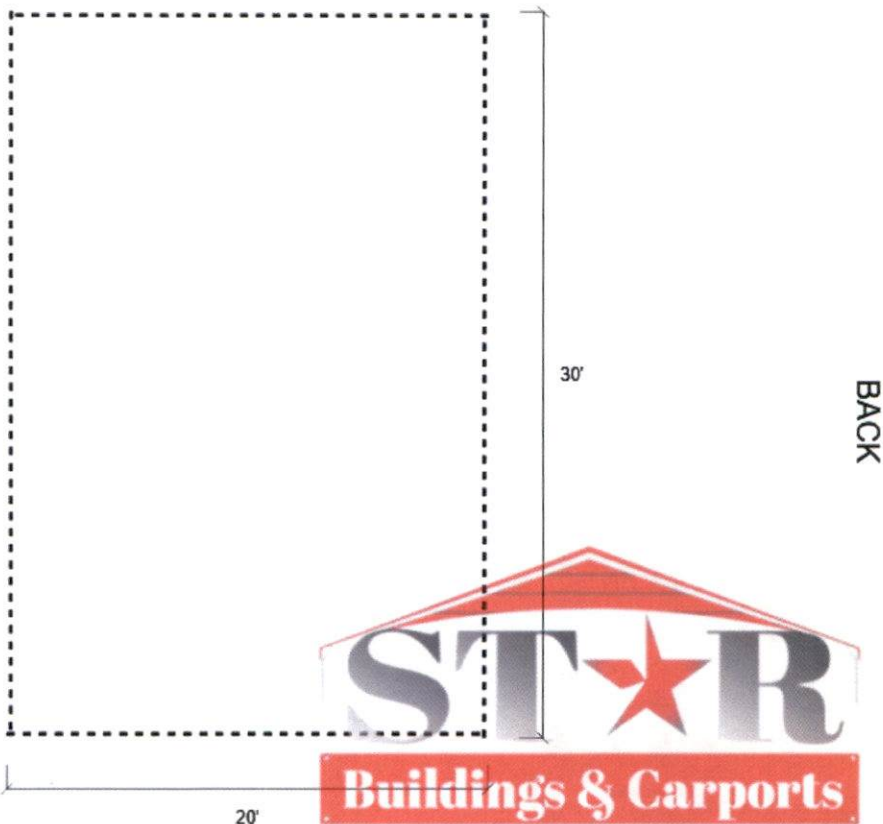
Right Side



Back

LEFT SIDE

FRONT



RIGHT SIDE

SYMBOL LEGEND	
....	Open Wall

Section	Description	Quantity	Amount
	<b>Structure Details</b>		
	Style: Triple Wide (26' to 30' Wide)	1	-
	Base Price: 30'x20'	1	\$4,340.00
	Installation Surface: Cement	1	-
	Roof Color: White	1	-
	Trim Color: Black	1	-
	Wall Exterior Color: White	1	-
	Roof Style: Vertical Style	1	-
	Roof Pitch: 3 / 12	1	-

Section	Description	Quantity	Amount
	Roof Overhang: 6"	1	-
	Trusses: Triple Wide	1	-
	Leg Style: Standard	1	-
	Brace: 2' Brace	1	-
	Leg Height: 8'	1	\$176.00
	Left Side: Top 3' Panel	1	\$143.00
	Left Side Siding: Horizontal	1	-
	Left Side J-Trim: Add J-Trim	1	\$41.00
	Right Side: Top 3' Panel	1	\$143.00
	Right Side Siding: Horizontal	1	-
	Right Side J-Trim: Add J-Trim	1	\$41.00
	Front End: Gable End	1	\$550.00
	Front End Siding: Horizontal	1	-
	Front End J-Trim: Add J-Trim	1	-
<b>Additional Options</b>			
	14 Gauge Framing		-
	29 Gauge Roof & Siding		-
	Subtotal:		\$5,434.00
	Sales Tax (8.25%):		\$448.31
	Total Order Amount:		\$5,882.31
	Deposit Required to Order:		\$869.44
	Final Balance Due at Installation:		\$5,012.87

**Signatures**

Customer Signature:	
Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date:	

**Purchase Agreement & Terms:** Star Buildings & Carports reserves the right to correct any balance/pricing errors. Star Buildings & Carports holds the right to repossess any buildings not paid in full upon installation. The customer is responsible for obtaining building permits, if required. The customer is also responsible to verify there are no pipelines, gas lines, or water lines on installation site. In addition, there should be no electrical wires less than 15 feet above building site. The installers will charge the customer a labor fee for any additional labor such as cutting posts to level carports, building over objects (ex. RVs, mobile homes, etc.) Or for leveling your land. If any additions are made after the building is completed, there will be a return fee, plus the cost of addition. Star Buildings & Carports is not responsible for changes in scheduling due to weather, lack of permits, accidents, or unexpected extended installation times from previous customers. Regular and Boxed Eave Units longer than 36' will not be covered by warranty. By signing this form, the customer agrees with all of the above specifications, and understands that deposit on building is non-refundable in the event of cancellation after 72 hours upon order of building.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dealer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Star Buildings & Carports. Use of this estimate with any other company violates the terms and conditions of Star Buildings & Carports and will be subject to legal action.



Star Buildings & Carports  
 3007 NW Stallings Dr.  
 Nacogdoches, TX, 75964  
 (833) 319-0301  
 starbuildingsandcarports@gmail.com