



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, September 20, 2021
4:30 PM**

120 E. CANEY, WHARTON, TX, 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, September 20, 2021 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 16 day of September 2021.


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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on September 16th, 2021, 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 16th day of September 2021.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, September 20, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the special called meeting held September 7, 2021.
2. Request by Wharton Co. Sherriff's Office for a 10' front building line setback variance from the required 25' setback at 315 E. Elm St., Wharton Block 17 out Lot 3,4 Block 18 Out Lot-All except 10 for installation of a training facility, Emergency Operations Center and parking.

Adjournment.

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

PLANNING COMMISSION

| | | | |
|--|-----------|------------------------------------|--|
| Meeting Date: | 9/20/2021 | Agenda Item: | Reading of the minutes from the special called meeting held September 7, 2021. |
| <p>At this time, the Commission may review and approve the minutes from the special called meeting held September 7, 2021.</p> | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, September 16, 2021 | |
| Approval: | | | |
| Chairman: Mike Wootton | | | |

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

**Tuesday, September 7, 2021
4:30 P.M.**

Mike Wootton, Chairperson declared the special called meeting of the Planning Commission duly open for the transaction of business at 04:32 p.m.

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

Commissioners absent were: Rob Kolacny and Russell Cenko.

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 regular called meeting held August 16, 2021. Burnell Neal, Commissioner moved to approve the minutes as presented. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Salvador Jimenez for a 10' front building line setback variance from the required 25' setback at 702 Jefferson St., Wharton, Block 57, Lot 13 for installation of a carport. Michael Quinn, Commissioner moved to recommend the variance to the City Council for final approval. Marshall Francis, Commissioner seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Joel Charles for a 12' front building line setback variance from the required 25' setback at 612 Walnut St., Barbee, Block 5, Lot 7, 8pt for installation of a carport and deck. Burnell Neal, Commissioner moved to recommend the variance to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:35 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

| | | | |
|--|-----------|------------------------------------|--|
| Meeting Date: | 9/20/2021 | Agenda Item: | Request by Wharton Co. Sherriff's Office for a 10' front building line setback variance from the required 25' setback at 315 E. Elm St., Wharton Block 17 out Lot 3,4 Block 18 Out Lot-All except 10 for installation of a training facility, Emergency Operations Center and parking. |
| <p>At this time, the Commission may review and consider a Request by Wharton Co. Sherriff's Office for a 10' front building line setback variance from the required 25' setback at 315 E. Elm St., Wharton Block 17 out Lot 3,4 Block 18 Out Lot-All except 10 for installation of a training facility, Emergency Operations Center and parking.</p> <p>See attached application and supporting documentation.</p> | | | |
| Community Development Director: Gwyneth Teves | | Date: Thursday, September 16, 2021 | |
| Approval: | | | |
| Chairman: Mike Wootton | | | |

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

Item-2.

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.

WHARTON CO. SHERIFFS OFFICE

Name (Printed)

315 E. ELM STREET

Physical Address

WHARTON BLK 17 out of LOT 3, 4 BLOCK 18

Legal Address OUT OF LOT - ALL EXCEPT 10

PROPERTY I.O. 63184

Describe the variance request and the reason for requesting variance:

SEE ATTACHED DOCUMENTATION & BACKUP INFORMATION

13 SEPTEMBER 2021

Date

315 E. ELM ST.

Mailing Address

Phone

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

x 

Signature

9-13-2021

Date

Planning Commission Meeting: 9-20-21 4:30pm

City Council Meeting: 9-27-21 7pm

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

ADJACENT PROPERTY OWNER (S):

SEE ATTACHED DIAGRAM

Name

Legal Address

Name

Legal Address

Name

Legal Address

Phone

Physical Address


Phone

Physical Address

Phone

Physical Address

APPROVAL:



Planning Department

9.14.2021

Date

Chairman of the Planning Commission

Date

Mayor

Date

Description of the Variance Request and the Reasons for Requesting Variance

BACKGROUND

The Wharton County Sheriffs' Office is proposing to construct a single-story, free-standing building with approximately 3,200 square feet of area. The building would be located on the property currently occupied by the Sheriffs' Office and Jail at 315 E. Elm Street. Functions included in the new building would be a Training Room for 32 participants and an Emergency Operations Center (EOC). Subject to available funding, an add alternate addition for a Vehicle Search Bay would be expanded to the north side. The area of the Vehicle Search Bay is 800 square feet and is included in the total building area of 3,200 square feet.

Thirteen (13) parking spaces will be added in the project if the request for the Variance is approved.

SET BACK by City of Wharton

The city ordinance requires a 25-foot set back from the street. That set back distance shall be to *any part* of the building structure. On this building, the distance is to a canopy over the south exit door.

VARIANCE REQUEST

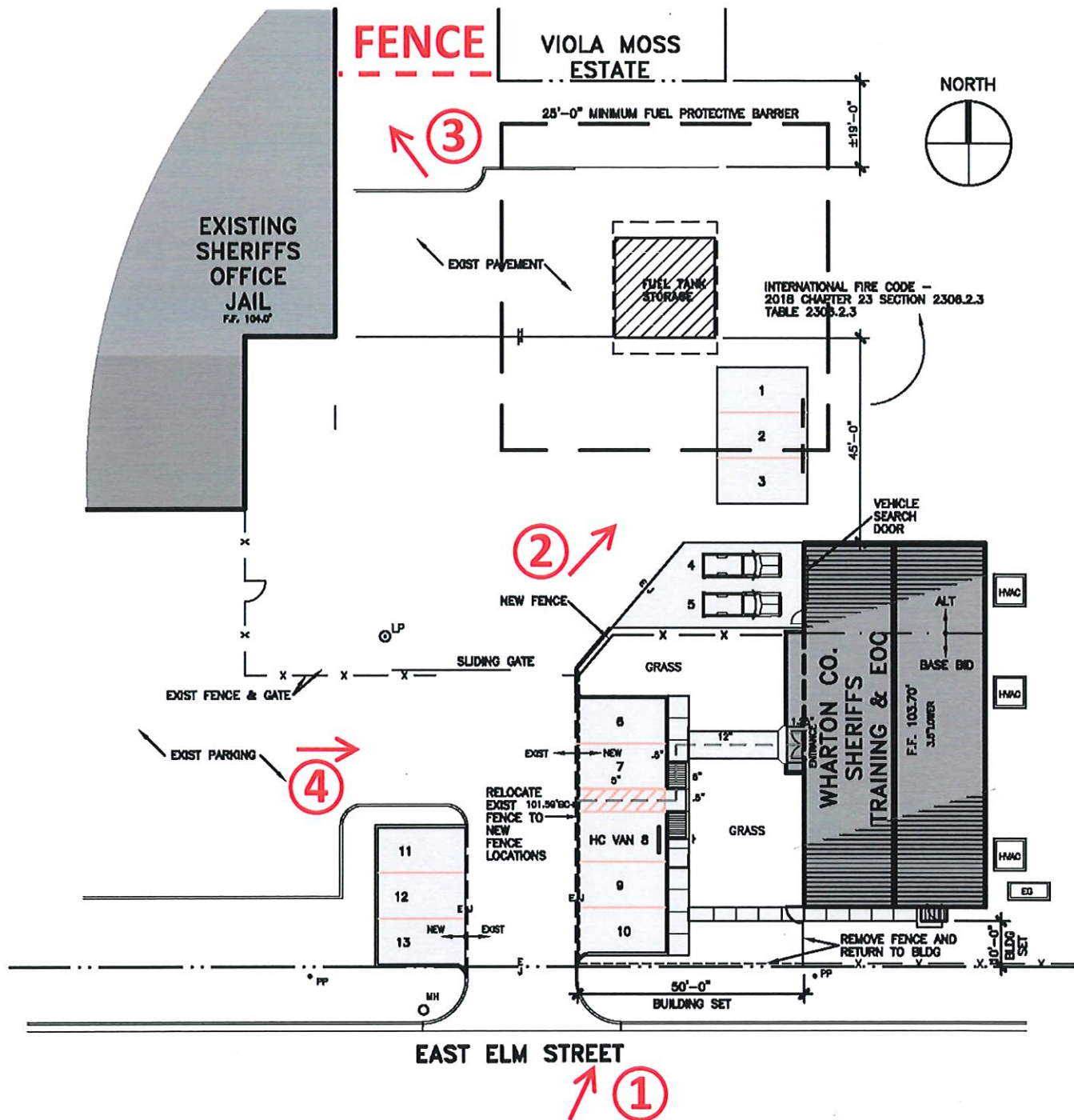
The Sheriff's Office is requesting a variance from 25-feet to 10-feet based on the four (4) following reasons.

1. Visibility at the Jail entrance/exit: A security fence is already constructed on the property line along East Elm Street. While not an obstruction to vehicles exiting the Sheriff's Office, the proposed building would move the fence approximately 50-feet from the entrance and return the fence to the southwest corner of the building. This will enhance visibility for traffic exiting and entering the Sheriff's parking lot. See the attached photo. The Sheriff is standing at about the location where the existing fence shall be removed and return to the proposed building corner.
2. Fire Code Requirements: The National Fire Protection Association (NFPA) requires a separation barrier around above ground fuel storage tanks. To the east of the jail and north of the proposed building, is a fuel storage tank. (The NFPA separation is shown as a heavy dashed line around the fuel tanks on the attached drawing.) While acknowledging that a 25-foot set back from Elm Street would keep the building the required distance from the fuel tank, it does reduce the parking count by 2 or 3 vehicles and the building becomes very close to the tank. Parking during a training event for 32 participants will place a strain on the convenience, distance and quick access to the building.

3. Jail Expansion Limitations: To the north, the Viola Moss Estate has property that juts in to the south onto the Sheriff's Jail property. From what we understand, the County has tried unsuccessfully to purchase the property from the estate. The Moss Estate property is a restriction to expanding the jail capacity to the east. Given such a condition, and given the limited real estate for expansion of the jail, permitting the EOC to be 10-feet from the street instead of 25-feet preserves land for expansion of the jail at a future date. For this to occur, the fuel storage tank would have to be removed.
4. Expansion of EOC/Training: Uncertain of the future of law enforcement training needs, the EOC/Training building may eventually need to expand. With a 10-foot set back, the Sheriff's Department has an area to expand the building to the north.

Attachments: Site Plan dated 13 September 2021
 Photographs

END OF VARIANCE REQUEST



SITE PLAN

APPROVED BY: _____

SCALE 1:30

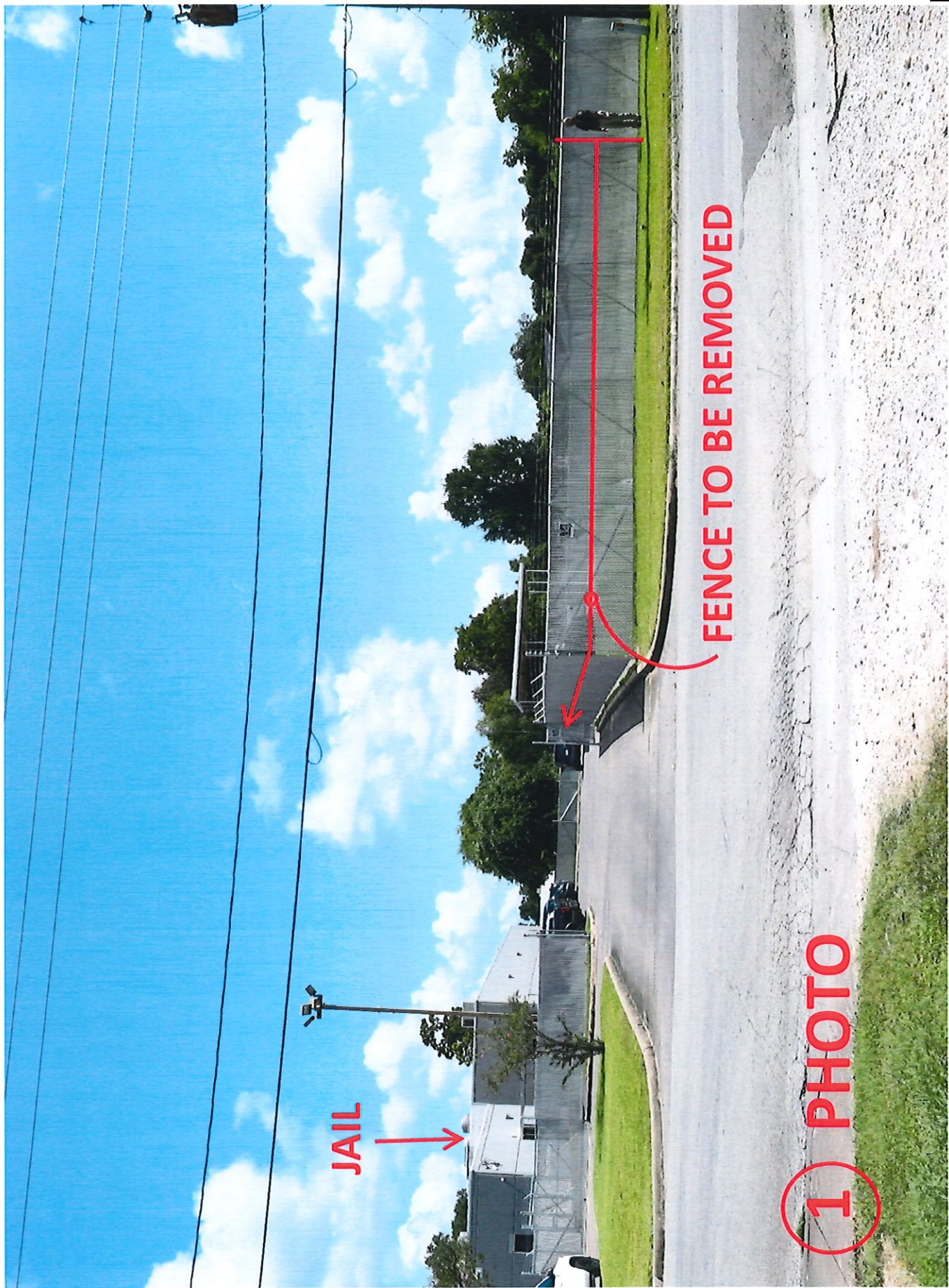
DATE _____

WHARTON COUNTY SHERIFF OFFICE TRAINING & EMERGENCY OPERATION CENTER

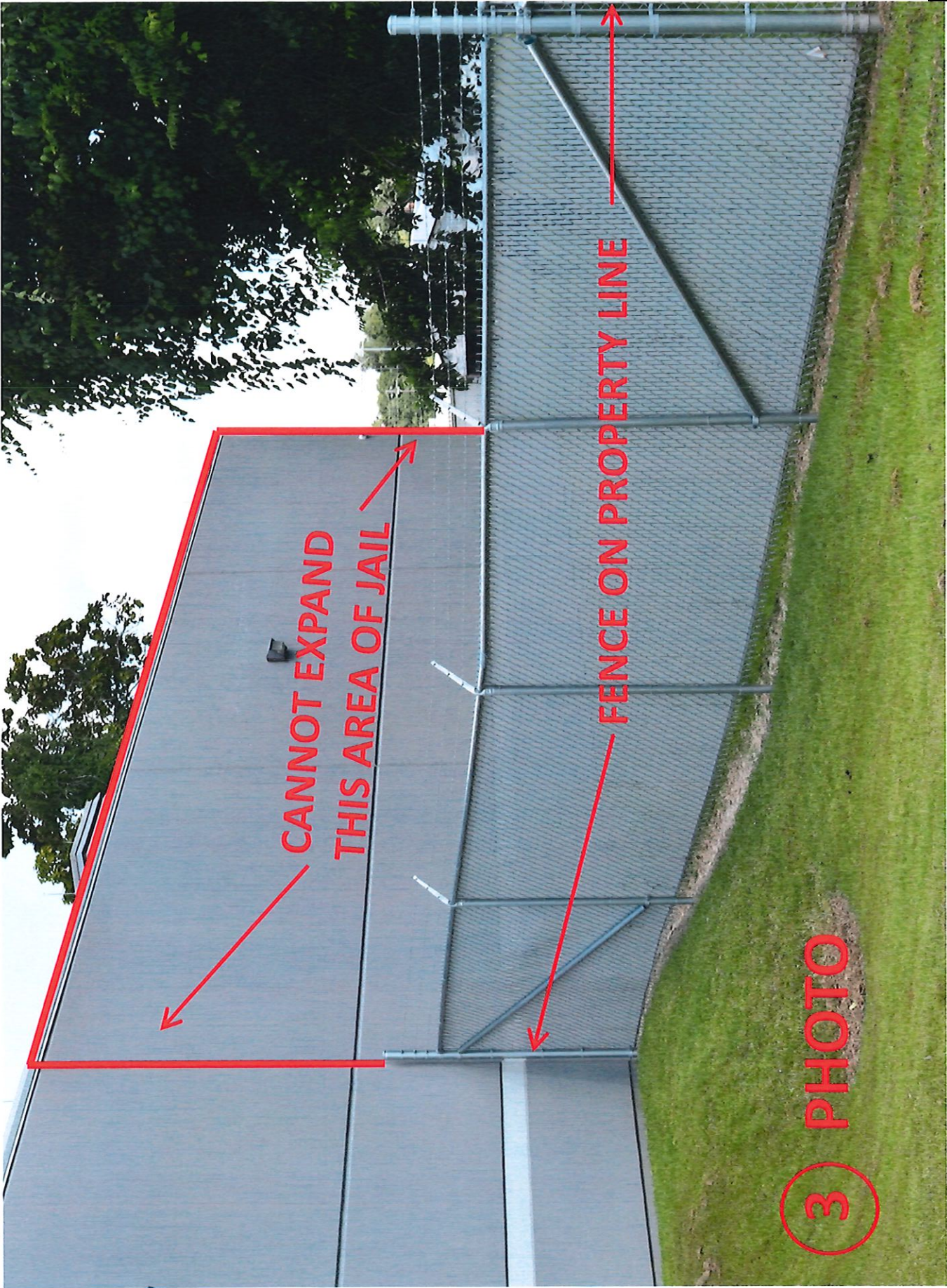


315 EAST ELM STREET
WHARTON, TEXAS 1 SEPTEMBER 2021

PRESENTATION DRAWING:
THIS DRAWING IS A SCHEMATIC PRESENTATION INTENDED TO ILLUSTRATE DEVELOPMENT OF THE PROJECT TO DATE. THIS DRAWING IS SUBJECT TO CHANGE BY ENGINEERING REQUIREMENTS, BUILDING CODES OR OTHER ADJUSTMENTS THAT COULD IMPACT ITS FINAL APPEARANCE. COPYRIGHT CUTRIGHT & PRIHODA, INC 2021







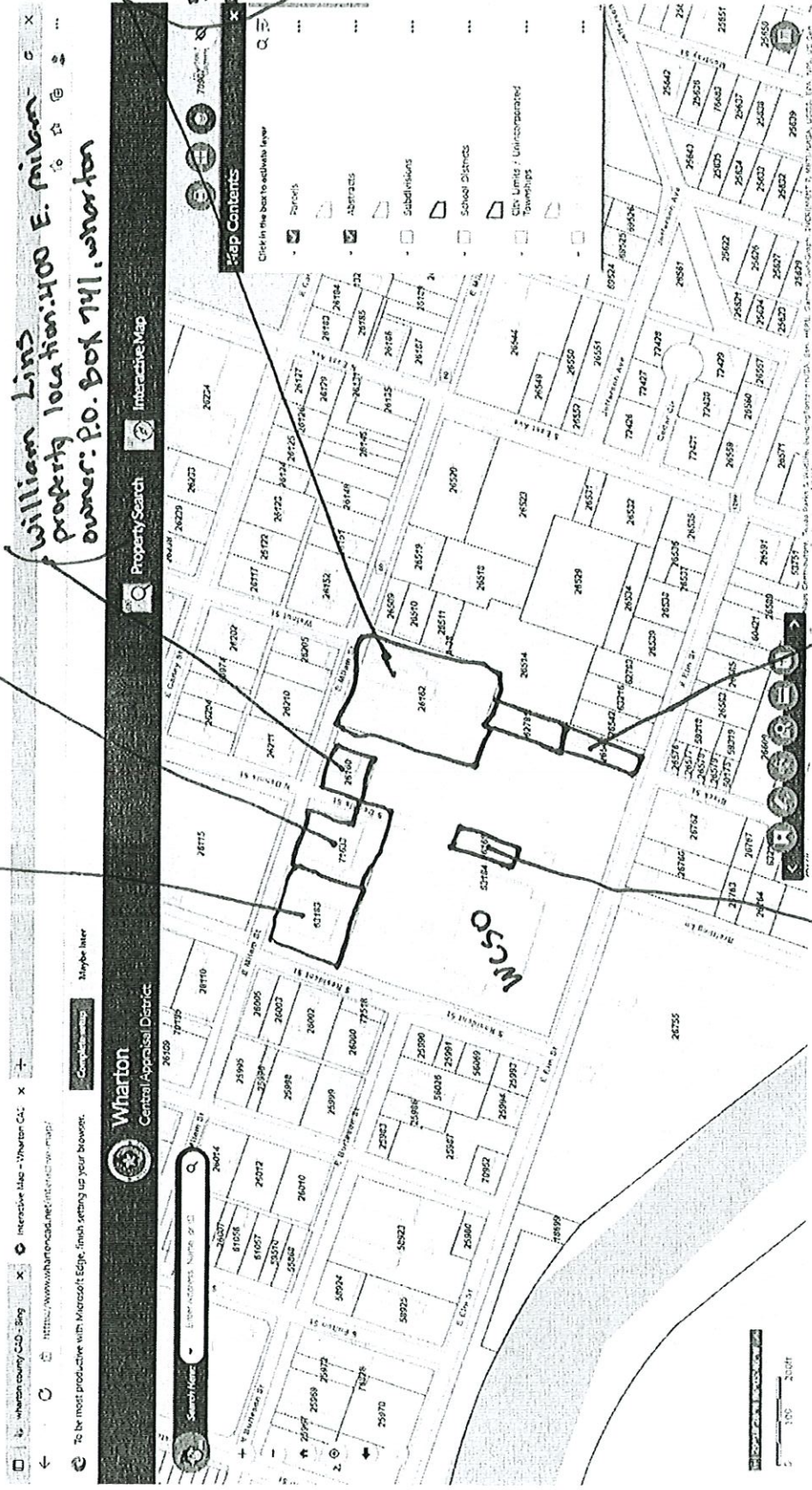


Central Appraisal District
308 E. Milam

Wharton County
property location: 320 E. Milam
owner address: 100 S. Fulton Street, suite 100

William Lins
property location: 400 E. Milam
owner: P.O. Box 741, Wharton

Mother Bay
Zion Church
525 E. mile
owner: PO Box 485
Wharton



Theodoro olivo estate
501 E Elm
Owner: 501 E. Elm

Viola Moses Est.
D E. Elm
owner: 105 Correll Ave
Wharton

VIOLA MOSS ESTATE

25'-0" MINIMUM FUEL PROTECTIVE BARRIER

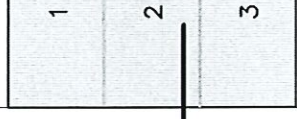
±19'-0"

EXISTING SHERIFFS OFFICE JAIL
F.F. 104.0'

EXIST PAVEMENT

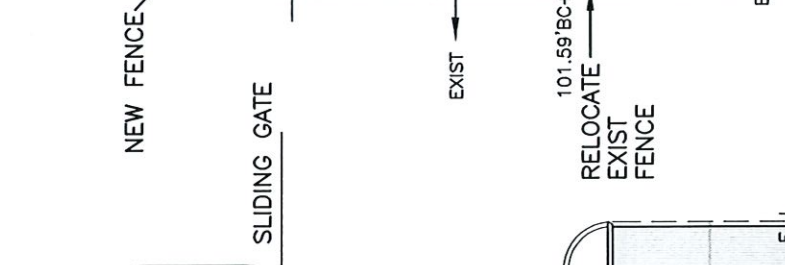
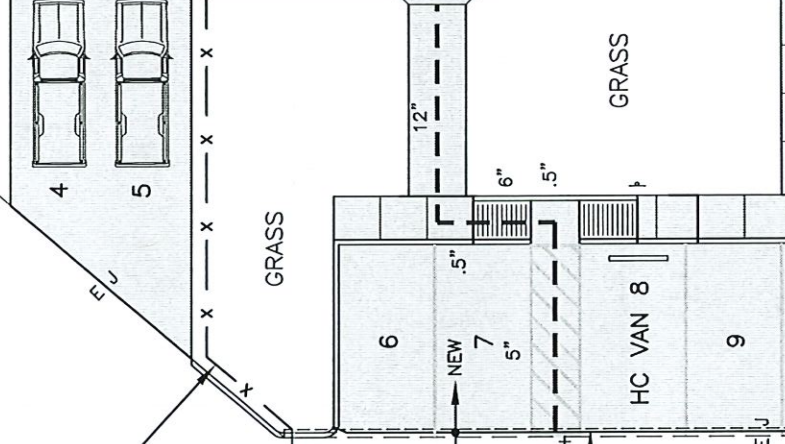
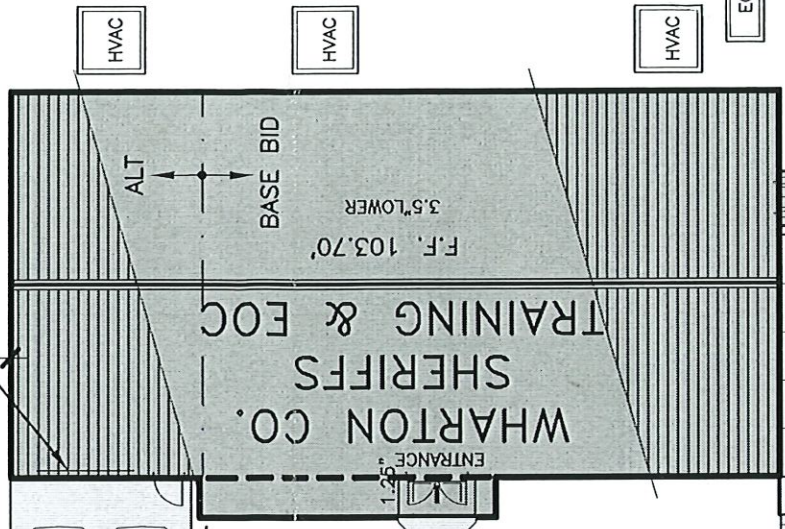
INTERNATIONAL FIRE CODE
2018 CHAPTER 23 SECTION 2306.2.3
TABLE 2306.2.3

FUEL TANK STORAGE



VEHICLE SEARCH DOOR

20'-0"



NEW FENCE

SLIDING GATE

EXIST FENCE & GATE

EXIST PARKING

RELOCATE EXIST FENCE

REMOVE FENCE AND RETURN TO BLDG SET

50'-0" BUILDING SET

EAST ELM STREET



SITE PLAN

SCALE 1:20

APPROVED BY: _____

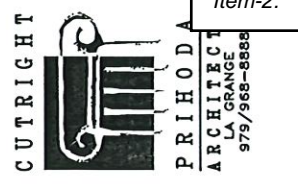
DATE

WHARTON COUNTY SHERIFF OFFICE TRAINING & EMERGENCY OPERATION CENTER

315 EAST ELM STREET
WHARTON, TEXAS

13 SEPTEMBER 2021

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CUTRIGHT & PRIHODA, INC
2021



Property ID: R063184 For Year 2021

[Map](#)



Property Details

| | |
|---------------------------|--|
| Account | |
| Property ID: | R063184 |
| Legal Description: | WHARTON BLOCK 17 OUT LOT 3,4 BLOCK 18 OUT LOT-ALL EXCEPT 10 Acres:6.5998 |
| Geographic ID: | 11445-017-195-40 |
| Agent: | |
| Type: | R - REAL PROPERTY |
| Location | |
| Address: | E ELM/RESIDENT/MILAM WHARTON |
| Map ID: | |
| Owner | |
| Name: | WHARTON COUNTY |
| Mailing Address: | 309 E MILAM #600 WHARTON, TX 77488-0000 |
| % Ownership: | 100.0% |
| Exemptions: | For privacy reasons not all exemptions are shown online. |