

CITY OF WHARTON SPECIAL PLANNING COMMISSION MEETING

Tuesday, March 17, 2020 4:30 PM

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

NOTICE OF CITY OF WHARTON SPECIAL PLANNING COMMISSION MEETING

Notice is hereby given that a Special Planning Commission Meeting will be held on Tuesday, March 17, 2020 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 13 day of March 2020.

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Special 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 March 13, 2020, 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 13th day of March 2020.

CITY OF WHARTON

y. _______

City Secretary



A G E N D A CITY OF WHARTON Special Planning Commission Meeting Tuesday, March 17, 2020 City Hall - 4:30 PM

Call to Order. Roll Call. Review & Consider:

- 1. Reading of the minutes from the special meeting held March 6, 2020.
- 2. Request from Shirley Curtis, 817 N. Spanish Camp Rd., Wharton, Block 61, Lot 21B for:
 - A. A side property line setback variance of 4'on the east side of the property from the required 5' setback.
 - B. A side property line setback variance of 5' on the west side of the property from the required 5' setback.
- 3. Request from Bernardo & Patricia Estrada, 302 Moutray Ave., Washington Homes, Block 8, Lot 16 for a side property line setback variance of 7' from the required 15' setback.

Adjournment.

PLANNING COMMISSION

Meeting Date:	3/17/2020	Agenda Item:	Reading of the minutes from the special meeting held March 6, 2020.
At this time	, the Commission may rev		ove the minutes from the special meeting held
March 6, 20	20.		
	Development Director: G	wyneth	Date: Friday, March 13, 2020
Teves			
Approval: Chairman: I	. O. Coleman, Jr.		

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

Friday, March 6, 2020 10:00 A.M.

Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 10:00 a.m.

Commissioners present were: I. O. Coleman, Jr., Mike Wootton, Rob Kolacny, Michael

Quinn, Billie Jones and Marshall Francis.

Commissioners absent were: Russell Cenko.

Staff members present were: Community Development Director Gwyneth Teves and

Building Official Ronnie Bollom.

Visitors present were: Lance Lurker and Laura Clemons.

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 special meeting held December 9, 2019. Commissioner Mike Wootton moved to approve the minutes as presented. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request by Greg Janak for Re-Plat of High School Addition, Lots 4 & 5. After a brief discussion, Commissioner Marshall Francis moved to recommend the replat to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Greg Janak, High School Addition, Lots 5A & 5B for a side property line setback variance of 2' 8" for residential development. After a brief discussion, Commissioner Mike Wootton moved to recommend the variances to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

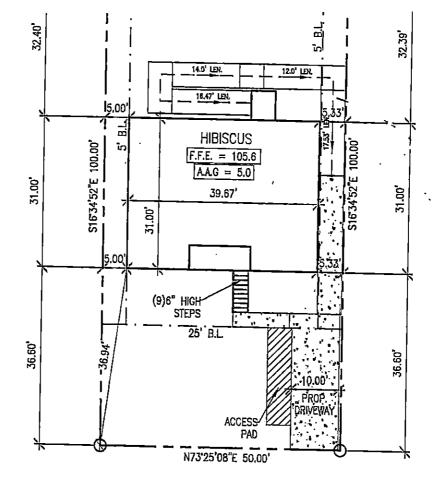
Adjournment. Chairman 1. O. Coleman, Jr. adjourned the meeting at 10:00 a.m.		
I. O. Coleman, Jr., Chairman	Billie H. Jones, Secretary	

PLANNING COMMISSION

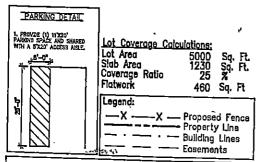
Meeting Date:	3/17/2020	Agenda Item:	Request from Shirley Curtis, 817 N. Spanish Camp Rd., Wharton, Block 61, Lot 21B for: A. A side property line setback variance of 4'on the east side of the property from the required 5' setback. B. A side property line setback variance of 5' on the west side of the property from the required 5' setback.
	e, the Commission may revi Wharton, Block 61, Lot 21		der a request from Shirley Curtis, 817 N. Spanish
A.	A side property line setback.	ck variance of	f 4'on the east side of the property from the required
В.	A side property line setbac required 5' setback.	ck variance of	f 5' on the west side of the property from the
	The setbacks being requested will put the construction at Ms. Curtis's property line. Both adjoining property owners have been mailed notification of the variance request.		
The setback Program.	as are being requested for new home construction under the GLO Homeowner Assistance		
See attache	ed application and supportin	ng documenta	tion.
Community	y Development Director: G	wyneth	Date: Friday, March 13, 2020
Teves		-	-
Approval:	I O Colomor I		
Chairman:	I. O. Coleman, Jr.		

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.

Shirley Curtis	03/05/20
Name (Printed) 817 N Spanish Camp Rd	Date 817 N Spanish Camp Rd
Physical Address Wharton, Block 61, Lot 21B	Mailing Address
Legal Address	Phone
Describe the variance request and the reason for r	requesting variance:
Request a variance of 4'0" from required 5' setback of	on east side, and 0'0" from required 5' setback
on the west side facing empty lot for residential cons	truction.
ATTACH A SITE PLAN WITH DIMENSION	IS TO PROPERTY LINES:
SIGNATURE OF APPLICANT:	Building line setbacks Only
11/1	Residential \$100.00_X
Signature 03/06/2020 Date	
Planning Commission Meeting: 03/16/20 3.17.2	Non-Refundable fee
City Council Meeting: 03/23/20 7pm	
ADJACENT PROPERTY OWNER (S): HARRISON W A ETAL	
Name WHARTON BLOCK 61 LOT 21C	Phone W SPANISH CAMP RD
Legal Address DAVIS REGINALD D	Physical Address 819 SPANISH CAMP RD
Name WHARTON BLOCK 61 LOT 20A	Phone
Legal Address	Physical Address
Name	Phone
Legal Address	Physical Address
APPROVAL:	
good leve	3.9.2020
Planking Department	Date
Chairman of the Planning Commission	Date
Mayor F:CodeEnforcement/MasterDocuments/APPVAR	Date







1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of

the recorded plot.

2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.

3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.

4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk or flatwork outside of property line will not be included in flatwork calcs.

5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.



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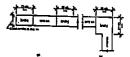
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Figure 405.9.1 Extended Floor or Gr

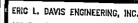
405.9.2 Carb or Borrier. A carb or borrier shall be provided that prevents the possesse of a 4 tank (100 arm) demote scheme, where only portion of the sphere is within 4 tanks (100 arm) of the folial floor or common arm only portion of the sphere is within 4 tanks (100



BUILDER: SLSCO LTD - GLO ADDITION: WHARTON COUNT	
ADDRESS SIT WEST SOUR	ELD JOB NO: SLS19-0053
MESS 817 WEST SPANI	SH CAMP ROAD DRAWN BY: AA
LOT: 21-B BLOCK	: 61 CHECKED BY: ELD
CITY: WHARTON TY	1 0011 0 4 00 1 1111

PLOT PLAN ENGINEERED FOR





120 East Main Street Forney, Texas 75125 972/564-8592 Fax 972/564-8523 E-Mail erladavisOeldengineering.com



817 N Spanish Camp Rd.



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.



City of Wharton

120 E. Caney Street ° Wharton, TX 77488 Phone (979) 532-2491 °(979) 532-0181 FAX

March 12, 2020

Dear Mr. Davis:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Tuesday, March 17, 2020 at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

Please contact me or my assistant, Krystal Hasselmeier, at (979) 532-2491 if you have any questions.

Sincerely,

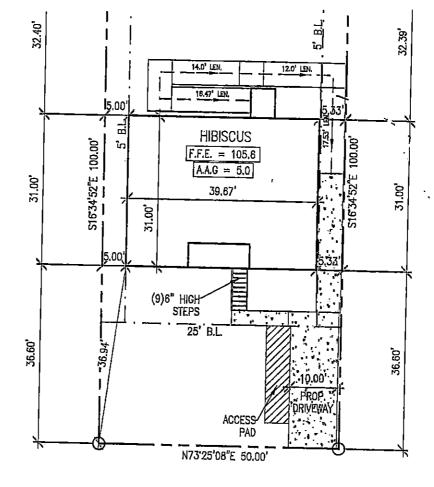
Gwyneth Teves

Community Development Director

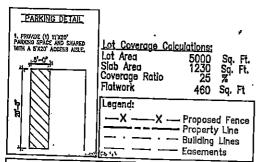
NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time.

Shirley Curtis	03/05/20
Name (Printed) 817 N Spanish Camp Rd	Date 817 N Spanish Camp Rd
Physical Address Wharton, Block 61, Lot 21B	Mailing Address
Legal Address	Phone
Describe the variance request and the reason for r	
Request a variance of 4'0" from required 5' setback of	on east side, and 0'0" from required 5' setback
on the west side facing empty lot for residential cons	truction.
ATTACH A SITE PLAN WITH DIMENSION	S TO PROPERTY LINES:
SIGNATURE OF APPLICANT:	Building line setbacks Only Residential \$100.00 X
03/06/2-20	· · · · · · · · · · · · · · · · · · ·
Signature Date	Non-Refundable fee
Planning Commission Meeting: -03/10/20- 3-17-2 City Council Meeting: 03/23/20 7pm	Effective November 3, 2006
ADJACENT PROPERTY OWNER (S): HARRISON W A ETAL	
Name	Phone
WHARTON BLOCK 61 LOT 21C	W SPANISH CAMP RD
Legal Address DAVIS REGINALD D	Physical Address 819 SPANISH CAMP RD
Name WHARTON BLOCK 61 LOT 20A	Phone
Legal Address	Physical Address
Name	Phone
Legal Address	Physical Address
APPROXAL:	
full leve	3.9.2020
Planning Department	Date
Chairman of the Planning Commission	Date
Mayor	Date

F:CodeEnforcement/MasterDocuments/APPVAR







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ADA	Ramp	Notes:
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Figure 405.0.1 Dilanded Floor

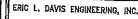
445.8.2 Curb to Berrier. A curb or berrier shall be provided that provided that provided the persons of a 4 linch (100 mm) of the fiching from the second of a 4 linch from the appear in within 4 linches (100 mm) of the fiching from the appear in within 4 linches (100 mm) of the fiching from the appear in within 4 linches (100 mm) of the fiching from the appear in within 4 linches (100 mm) of the fiching from the first than the first than



BUILDER: SLSCO		PLAN: HIBISCUS C/ OPT3
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107 54 5	WEST SPANISH CAMP	ROAD DRAWN BY: AA
LOT: 21-B	BLOCK: 61	CHECKED BY: ELD
CITY: WHARTON.	TX	Course Link

PLOT PLAN ENGINEERED FOR





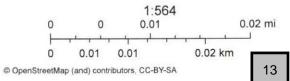
120 East Main Street Forney, Toxos 75126 972/564-0592 Fax 972/564-6523 E-Mail erladayleOeldenginsoring.com



817 N Spanish Camp Rd.



3/12/2020, 5:24:27 PM
Parcels
Abstracts





City of Wharton

120 E. Caney Street ° Wharton, TX 77488 Phone (979) 532-2491 °(979) 532-0181 FAX

March 12, 2020

To Whom It May Concern:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Tuesday, March 17, 2020 at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

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Sincerely,

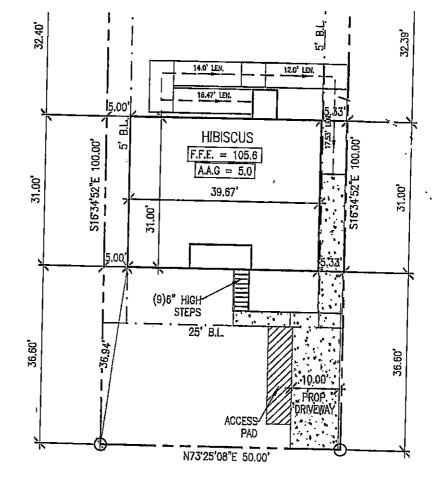
Gwyneth Teves

Community Development Director

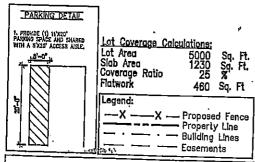
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Legal Address	Phone	
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on the west side facing empty lot for residential constr	uction.	
ATTACH A SITE PLAN WITH DIMENSIONS	S TO PROPERTY LINES:	
Signature OF APPLICANT: O3/06/2-20 Signature Date Planning Commission Meeting: 03/06/2-3 17 20 City Council Meeting: 03/23/20 7pm	Building line setbacks Only Residential \$100.00 × Non-Residential \$150.00 Non-Refundable fee Effective November 3, 2006	
ADJACENT PROPERTY OWNER (S): HARRISON W A ETAL		
Name WHARTON BLOCK 61 LOT 21C	Phone W SPANISH CAMP RD	
Legal Address DAVIS REGINALD D	Physical Address 819 SPANISH CAMP RD	
Name WHARTON BLOCK 61 LOT 20A	Phone	
Legal Address	Physical Address	
Name	Phone	
Legal Address	Physical Address	
APPROMAL:		
full luc	3.9.2020	
Planning Department	Date	
Chairman of the Planning Commission	Date	
 Mayor	Date	

F:CodeEnforcement/MasterDocuments/APPVAR



EDGE OF PAVE,



1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of

the recorded plat.

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ERIC L. DAVIS ENGINEERING, INC.

ADA Ramp Notes:

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Figure 405.9.1 Educated Floor or Ground Stations Edge Protection 445.8.2 Curb or Benfer. A cork or benfer shall be provided that provents the persons of a 4 mm) domain sphere, where any portion of the sphere is within 4 lacks (100 mm) of the finely floor or corected services.

120 Edst Main Street Forney, Texas 75126 972/564-0582 Fax 972/564-8523



BUILDER: SLSCO LTD - GLO PLAN: HIBISCUS C/ OPT3 ADDITION: WHARTON COUNTY ELD JOB NO: SLS19-0053 ADDRESS: 817 WEST SPANISH CAMP ROAL DRAWN BY: AA LOT: 21-B BLOCK: 61 CHECKED BY: EĻĎ

CITY: WHARTON . TX

817 N Spanish Camp Rd.



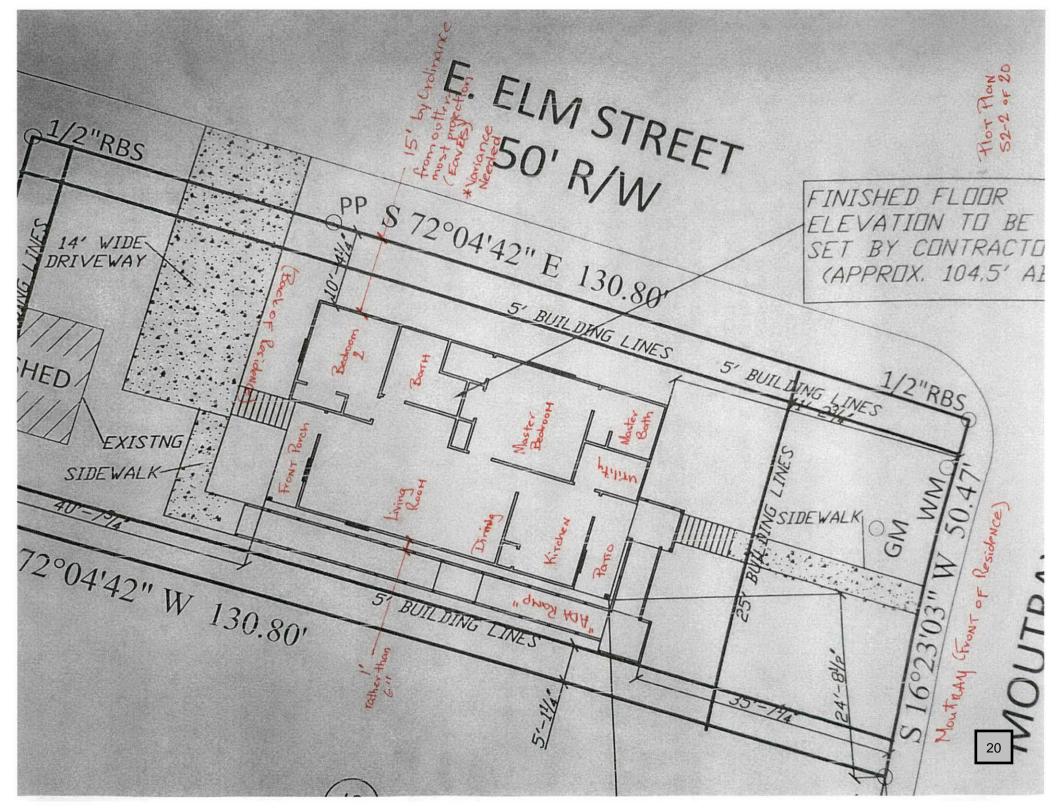


PLANNING COMMISSION

Meeting Date:	3/17/2020	Agenda Item:	Request from Bernardo & Patricia Estrada, 302 Moutray Ave., Washington Homes, Block 8, Lot 16 for a side property line setback variance of 7' from the required 15' setback.		
302 Moutra	At this time, the Commission may review and consider a request from Bernardo & Patricia Estrada, 302 Moutray Ave., Washington Homes, Block 8, Lot 16 for a side property line setback variance of 7' from the required 15' setback.				
The setback Program.	is being requested for new	home constr	ruction under the GLO Homeowner Assistance		
See attached	d application and supportin	g documenta	tion.		
Community Teves	Development Director: G	wyneth	Date: Friday, March 13, 2020		
Approval:					
	O Coleman Ir				

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.

Patricia & Bernardo Estrada	03/12/20
Name (Printed) 302 Moutray Ave	Date 302 Moutray Ave
Physical Address Washington Homes, Block 8, Lot 16	Mailing Address
Legal Address	Phone
Describe the variance request and the reason for	requesting variance:
Request a variance of 🦳 from required 15' setback	
ATTACH A SITE PLAN WITH DIMENSION	NS TO PROPERTY LINES:
Signature OF APPLICANT: O3/12/20 Date Planning Commission Meeting: City Council Meeting: 03/17/20 03/23/20 7	Residential \$100.00 × Non-Residential \$150.00 Non-Refundable fee Effective November 3, 2006
ADJACENT PROPERTY OWNER (S): JOHN WATSON	
Name Washington Homes, Block 8, Lot 15	Phone
Legal Address	304 Moutray Physical Address
Name	Phone
Legal Address	Physical Address
Name	Phone
Legal Address	Physical Address
Planning Department	3·13· 2020
Chairman of the Planning Commission	Date
Mayor	Date



302 Moutray Ave

