



**CITY OF WHARTON
SPECIAL PLANNING COMMISSION MEETING**

**Tuesday, March 17, 2020
4:30 PM**

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



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.

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

PLANNING COMMISSION

Meeting Date:	3/17/2020	Agenda Item:	Reading of the minutes from the special meeting held March 6, 2020.
<p>At this time, the Commission may review and approve the minutes from the special meeting held March 6, 2020.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, March 13, 2020	
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**

**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 I. O. Coleman, Jr. adjourned the meeting at 10:06 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: <ul style="list-style-type: none"> 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.
<p>At this time, the Commission may review and consider a request from Shirley Curtis, 817 N. Spanish Camp Rd., Wharton, Block 61, Lot 21B for:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>The setbacks are being requested for new home construction under the GLO Homeowner Assistance Program.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, March 13, 2020	
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.

Shirley Curtis	03/05/20
_____ Name (Printed)	_____ Date
817 N Spanish Camp Rd	817 N Spanish Camp Rd
_____ Physical Address	_____ Mailing Address
Wharton, Block 61, Lot 21B	
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:
 Request a variance of 4'0" from required 5' setback on east side, and 0'0" from required 5' setback on the west side facing empty lot for residential construction.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:



 Signature _____ Date 03/06/2020
 Planning Commission Meeting: ~~03/18/20~~ 3.17.2020 4:30
 City Council Meeting: 03/23/20 7pm

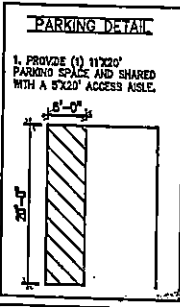
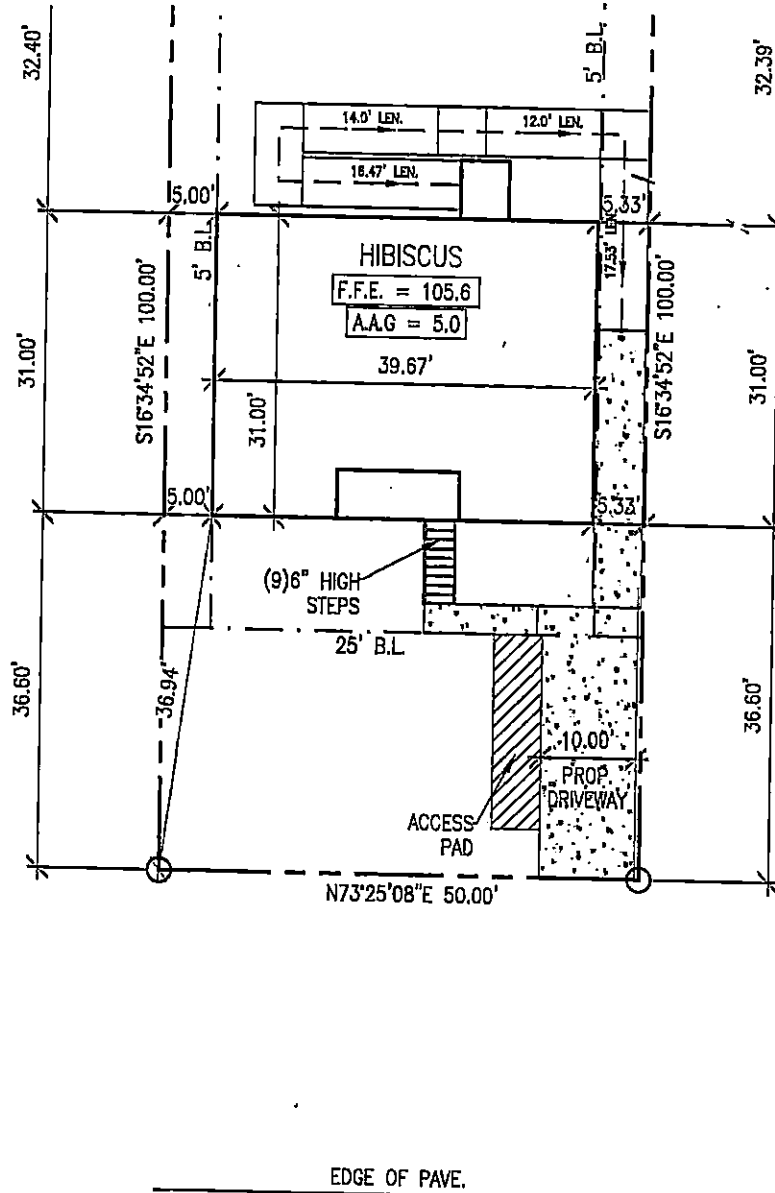
Building line setbacks Only	
Residential	\$100.00 <u>X</u>
Non-Residential	\$150.00 _____
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

HARRISON W A ETAL	
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 21C	W SPANISH CAMP RD
_____ Legal Address	_____ Physical Address
DAVIS REGINALD D	819 SPANISH CAMP RD
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 20A	
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address

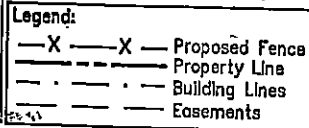
APPROVAL:

 _____ Planning Department	_____ <u>3.9.2020</u> Date
_____ Chairman of the Planning Commission	_____ Date
_____ Mayor	_____ Date



Lot Coverage Calculations:

Lot Area	5000	Sq. Ft.
Slab Area	1230	Sq. Ft.
Coverage Ratio	25	%
Flatwork	460	Sq. Ft.

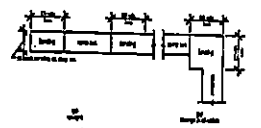


General Notes:

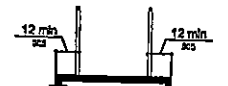
- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- 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.
- 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.
- 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.

ADA Ramp Notes:

403 Ramps
403.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
403.3 Drive Slope. Cross slope of ramp runs shall not be steeper than 1:48.
403.6 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be at least 60 inches (1525 mm) minimum.
403.8 Rise. The rise for any ramp run shall be 30 inches (762 mm) maximum.
403.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 403.7.



403.7.1 Slope. Landings shall have slope no steeper than 1:48. Changes in level are not permitted.
403.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.
403.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.
403.7.4 Change in Direction. Ramps that change direction between runs of landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.
403.7.8 Doors. Where doors are located adjacent to a ramp landing, minimum clearances required by 403.2.1 and 403.2.2 shall be permitted to overlap the required landing clearances.
403.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 403.8.
403.9 Edge Protection. Edge protection complying with 403.9.1 or 403.9.2 shall be provided on each side of ramp runs and at each end of ramp landings.
403.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 18 inches (450 mm) minimum beyond the inside face of a handrail complying with 403.8.



403.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere where any portion of the sphere is within 4 inches (100 mm) of the inside face of ground surface.
Figure 403.9.2 Curb or Barrier

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

PLOT PLAN
ENGINEERED FOR:


ERIC L. DAVIS ENGINEERING, INC.
120 East Main Street
Farnley, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail: erldavis@eldengineering.com

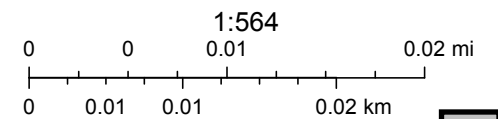
817 N Spanish Camp Rd.



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

 Parcels

 Abstracts



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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

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

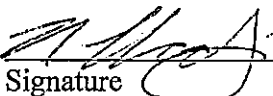
NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting,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

Shirley Curtis	03/05/20
_____ Name (Printed)	_____ Date
817 N Spanish Camp Rd	817 N Spanish Camp Rd
_____ Physical Address	_____ Mailing Address
Wharton, Block 61, Lot 21B	
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:
 Request a variance of 4'0" from required 5' setback on east side, and 0'0" from required 5' setback on the west side facing empty lot for residential construction.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

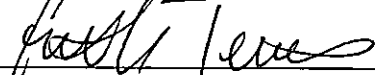

 Signature _____ Date 03/06/2020
 Planning Commission Meeting: ~~03/10/20~~ 3.17.2020 4:30
 City Council Meeting: 03/23/20 7pm

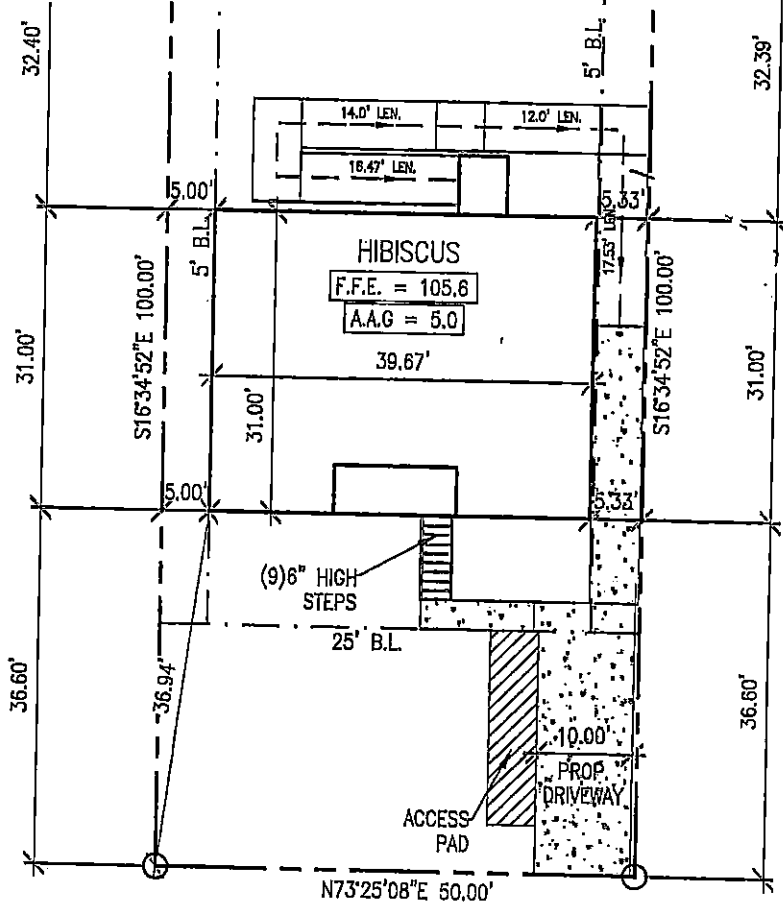
Building line setbacks Only	
Residential	\$100.00 <u>X</u>
Non-Residential	\$150.00 _____
Non-Refundable fee	
<i>Effective November 3, 2006</i>	

ADJACENT PROPERTY OWNER (S):

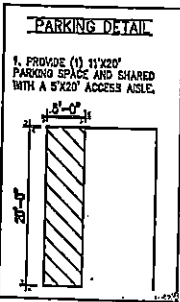
HARRISON W A ETAL	
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 21C	W SPANISH CAMP RD
_____ Legal Address	_____ Physical Address
DAVIS REGINALD D	819 SPANISH CAMP RD
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 20A	
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address

APPROVAL:

	
_____ Planning Department	<u>3.9.2020</u> Date
_____ Chairman of the Planning Commission	_____ Date
_____ Mayor	_____ Date



EDGE OF PAVE.



Lot Coverage Calculations:
 Lot Area 5000 Sq. Ft.
 Slab Area 1230 Sq. Ft.
 Coverage Ratio 25 %
 Flatwork 460 Sq. Ft.

Legend:
 -X-X- Proposed Fence
 - - - Property Line
 - - - Building Lines
 - - - Easements

General Notes:
 1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
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 403.3 Cross Slope Cross slope of ramp runs shall not be steeper than 1:48.
 404.5 Clear Width The clear width of a ramp run and where handrails are provided, the clear width between handrails shall be at least 48 inches (1219 mm) minimum.
 405.5 Rise The rise for any ramp run shall be 30 inches (762 mm) maximum.
 405.7 Landings Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 403.3.

405.7.1 Slope Landings shall have slope no steeper than 1:48. Changes in level are not permitted.
 405.7.2 Width The landing clear width shall be at least 60 inches (1524 mm) minimum.
 405.7.3 Length The landing clear length shall be 60 inches (1524 mm) long minimum.
 405.7.4 Change in Direction Ramps that change direction between runs of landings shall have a clear landing at least 60 inches (1524 mm) minimum by 60 inches (1524 mm) minimum.
 405.7.5 Doors Where doors are provided adjacent to a ramp landing, minimum landing clearances required by 403.4 and 403.5 shall be provided to ensure the required landing clearance is met.

405.8 Handrails Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails on both sides.
 405.9 Edge Protection Edge protection compliant with 405.8.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of any landings.
 405.9.1 Extended Edge or Guard Surface The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail on both sides.

405.9.2 curb or Barrier A curb or barrier shall be provided that prevents the passage of a 4 inch (101 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the main floor or ground surface.

BUILDER: SLS CO LTD - GLO	PLAN: HIBISCUS C/ OPT3
ADDRESS: 817 WEST SPANISH CAMP ROAD	ELD JOB NO: SLS19-0053
LOT: 21-B BLOCK: 61	DRAWN BY: AA
CITY: WHARTON, TX	CHECKED BY: ELD

PLOT PLAN
 ENGINEERED FOR:



ERIC L. DAVIS ENGINEERING, INC.
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-8523
 E-Mail: eric@elceng.com

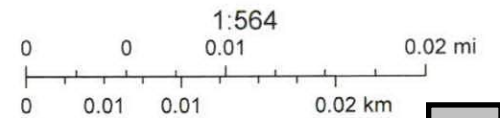
12

817 N Spanish Camp Rd.



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

-  Parcels
-  Abstracts



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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:

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Sincerely,

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Community Development Director

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

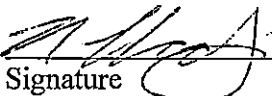
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Shirley Curtis	03/05/20
_____ Name (Printed)	_____ Date
817 N Spanish Camp Rd	817 N Spanish Camp Rd
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Wharton, Block 61, Lot 21B	
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Request a variance of 4'0" from required 5' setback on east side, and 0'0" from required 5' setback on the west side facing empty lot for residential construction.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:



Signature

03/06/2020

Date

03/16/20 3:17-2020 4:30

Planning Commission Meeting:

03/23/20 7pm

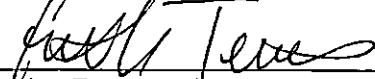
City Council Meeting:

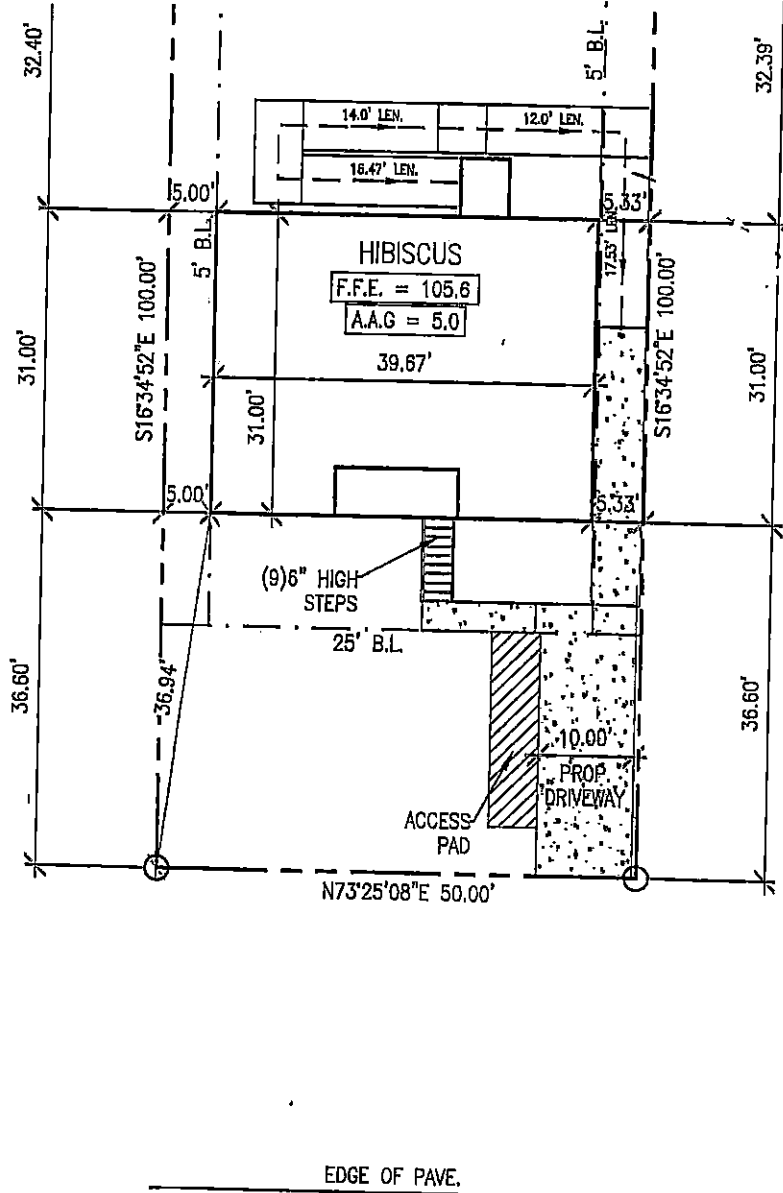
Building line setbacks Only	
Residential	\$100.00 <u>X</u>
Non-Residential	\$150.00 _____
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

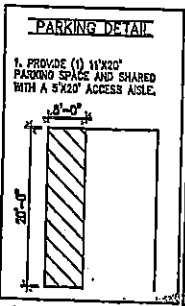
HARRISON W A ETAL	
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 21C	W SPANISH CAMP RD
_____ Legal Address	_____ Physical Address
DAVIS REGINALD D	819 SPANISH CAMP RD
_____ Name	_____ Phone
WHARTON BLOCK 61 LOT 20A	
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address

APPROVAL:

 _____ Planning Department	3.9.2020 _____ Date
_____ Chairman of the Planning Commission	_____ Date
_____ Mayor	_____ Date

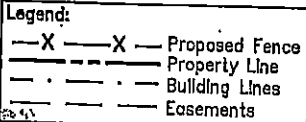


EDGE OF PAVE.



Lot Coverage Calculations:

Lot Area	5000	Sq. Ft.
Slab Area	1230	Sq. Ft.
Coverage Ratio	25	%
Flatwork	460	Sq. Ft.

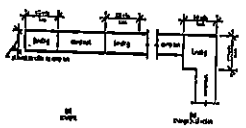


General Notes:

- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
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ADA Ramp Notes:

403 Ramps
 403.2 Slope Ramp runs shall have a running slope not steeper than 1:12.
 403.3 Cross Slope. Cross slope of ramps shall not be steeper than 1:48.
 403.4 Clear Width. The clear width of a ramp run and, when handrails are provided, the clear width between handrails shall be 36 inches (914 mm) minimum.
 403.6 Rise. The rise for any ramp run shall be 30 inches (762 mm) maximum.
 403.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 403.2.



404.7.1 Slope. Landings shall have slopes no steeper than 1:48. Changes in level are not permitted.
 405.2.2 Wheel. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.
 405.7.3 Length. The landing clear length shall be 60 inches (1524 mm) long minimum.
 405.7.4 Change in Direction. Ramps that change direction between runs of landings shall have a clear width of 48 inches (1219 mm) minimum by 60 inches (1524 mm) minimum.
 405.7.8 Handrails. When handrails are provided adjacent to a ramp landing, non-slippery handrails shall be provided to comply with 405.7.2 and 405.7.3.
 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails on both sides.
 405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
 405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 18 inches (450 mm) minimum beyond the inside face of a handrail on both sides.



405.9.2 Curbs or Barriers. A curb or barrier shall be provided that prevents the passage of a 4 inch (101 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

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



PLOT PLAN
 ENGINEERED FOR:

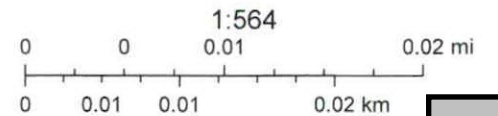
ERIC L. DAVIS ENGINEERING, INC.
 120 East Main Street
 Fortney, Texas 75126
 972/564-0582 Fax 972/564-8523
 E-Mail: eric@ericeldavisengineering.com

817 N Spanish Camp Rd.



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

-  Parcels
-  Abstracts



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

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.
<p>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.</p> <p>The setback is being requested for new home construction under the GLO Homeowner Assistance Program.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, March 13, 2020	
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.


Patricia & Bernardo Estrada	03/12/20
_____ Name (Printed)	_____ Date
302 Moutray Ave	302 Moutray Ave
_____ Physical Address	_____ Mailing Address
Washington Homes, Block 8, Lot 16	
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:

Request a variance of 7' from required 15' setback facing Elm Street for GLO residential const.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:



 Signature

03/12/20 _____
 Date


Planning Commission Meeting: 03/17/20 4:30p
 City Council Meeting: 03/23/20 7pm

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

ADJACENT PROPERTY OWNER (S):

JOHN WATSON	
_____ Name	_____ Phone
Washington Homes, Block 8, Lot 15	304 Moutray
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address
_____ Name	_____ Phone
_____ Legal Address	_____ Physical Address

APPROVAL:



 Planning Department

3-13-2020 _____
 Date

 Chairman of the Planning Commission

 Date

 Mayor

 Date

Plot Plan
S2-2 of 20

E. ELM STREET 50' R/W

FINISHED FLOOR
ELEVATION TO BE
SET BY CONTRACTOR
(APPROX. 104.5' AL)

15' by Clearance
from outtr.
most projection
(Eaves Projection)
*Variance
Needed

1/2" RBS

14' WIDE
DRIVEWAY

SHED

EXISTING
SIDEWALK

40' - 1/4"

72°04'42" W 130.80'

PP S 72°04'42" E 130.80'

5' BUILDING LINES

5' BUILDING LINES

1/2" RBS

Back of Residence

Front Porch

Bedroom 2

Bath

Master Bedroom

Master Bath

Living Room

Dining

Kitchen

Patio

"ADA Ramp"

Utility

SIDEWALK

GM

WM

S 16°23'03" W 50.47'

1' rather than
6.11'

5' - 1/4"

25' BUILDING LINES

24' - 8 1/2"



35' - 1/4"

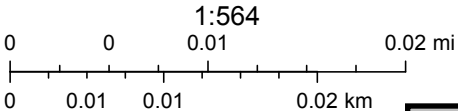
Mountain (Front of Residence)

302 Moutray Ave



3/13/2020, 11:32:24 AM

-  Parcels
-  Abstracts



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