



**CITY OF WHARTON
SPECIAL CALLED
PLANNING COMMISSION MEETING**

**Thursday, November 07, 2019
4:30 PM**

120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Special Called Planning Commission Meeting will be held on Thursday, November 07, 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 4 day of November 2019.

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Special Called 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 November 4, 2019, 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 4 day of November 2019.

CITY OF WHARTON

By: /s/ Paula Favors
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Special Called Planning Commission 110719
Thursday, November 07, 2019
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held July 15, 2019.
2. Request by Gotham Design & Community Development Ltd. to Re-Plat Wharton Subdivision, Block 32, Lot 3 and Hamilton Place, Block 32, Lots 3A, 4 & 5 for commercial and residential development.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	11/7/2019	Agenda Item:	Reading of the minutes from the meeting held July 15, 2019.
<p>At this time, the Commission may review and approve the minutes from the meeting held July 15, 2019.</p>			
Community Development Director: Gwyneth Teves		Date: Monday, November 4, 2019	
Approval:			
Chairman: I. O. Coleman, Jr.			

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

**Monday, July 15, 2019
4:30 P.M.**

Vice-Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 4:30 p.m.

Commissioners present were: I. O. Coleman, Jr., Russell Cenko, Billie Jones, Michael Quinn, Rob Kolacny and Marshall Francis.

Commissioners absent were: Mike Wootton.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: Jeremy Gonzalez.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider the election of officers. Commissioner Billie Jones nominated I. O. Coleman, Jr. for chairman. Commissioner Rob Kolacny seconded the motion. All voted in favor. Commissioner Billie Jones nominated Mike Wootton for vice-chairman. Commissioner Michael Quinn seconded the motion. All voted in favor. Commissioner I. O. Coleman, Jr. nominated Billie Jones for secretary. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The second item on the agenda was to review and consider reading of the minutes from the meeting held June 17, 2019. Commissioner Billie Jones moved to approve the minutes as presented. Commissioner Michael Quinn seconded the motion. All voted in favor.

The third item on the agenda was to review and consider variance requests by Bertha Garcia for 600 S. East Ave., Mt. Carmel, Block 1, Lots 3 & 4 for residential construction:

- A. A 0' foot setback variance to build across property lines.
- B. A 17' front building line setback variance from the required 25'.
- C. A 2' side building line setback variance from the required 5'.

After a brief discussion, Commissioner Rob Kolacny moved to recommend the variances to City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. Chairman I. O. Coleman, Jr. adjourned the meeting at 4:35 p.m.

I. O. Coleman, Jr., Chairman

Billie H. Jones, Secretary

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

PLANNING COMMISSION

Meeting Date:	11/7/2019	Agenda Item:	Request by Gotham Design & Community Development Ltd. to Re-Plat Wharton Subdivision, Block 32, Lot 3 and Hamilton Place, Block 32, Lots 3A, 4 & 5 for commercial and residential development.
<p>At this time, the Commission may review and consider a request by Gotham Design & Community Development Ltd. to Re-Plat Wharton Subdivision, Block 32, Lot 3 and Hamilton Place, Block 32, Lots 3A, 4 & 5 for commercial and residential development.</p> <p>Ms. Laura Clemons will be representing Gotham Design & Community Development Ltd. And will be available for questions.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Monday, November 4, 2019	
Approval:			
Chairman: I. O. Coleman, Jr.			

**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.

<u>Gotham Design & Community Development Ltd.</u>	<u>11/01/19</u>
Name (Printed)	Date
<u>329 Broadway, Dobbs Ferry, NY 10522</u>	<u>same</u>
Physical Address	Mailing Address
<u>same</u>	<u>914-693-5093</u>
Legal Address	Phone

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

SIGNATURE OF APPLICANT:

	<u>11/01/19</u>
Signature	Date

Planning commission Meeting: 11/07/19
City Council Meeting: 11/12/19

ADJACENT PROPERTY OWNER(S):

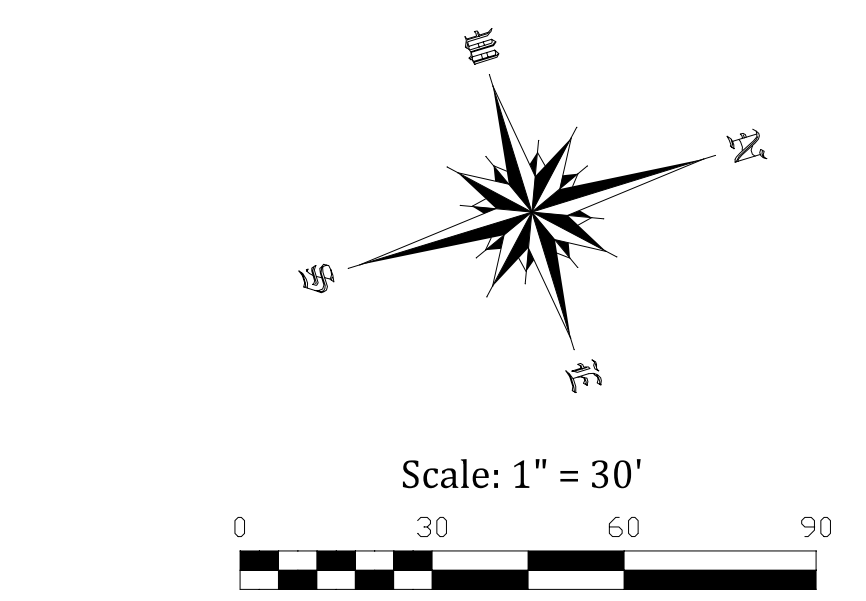
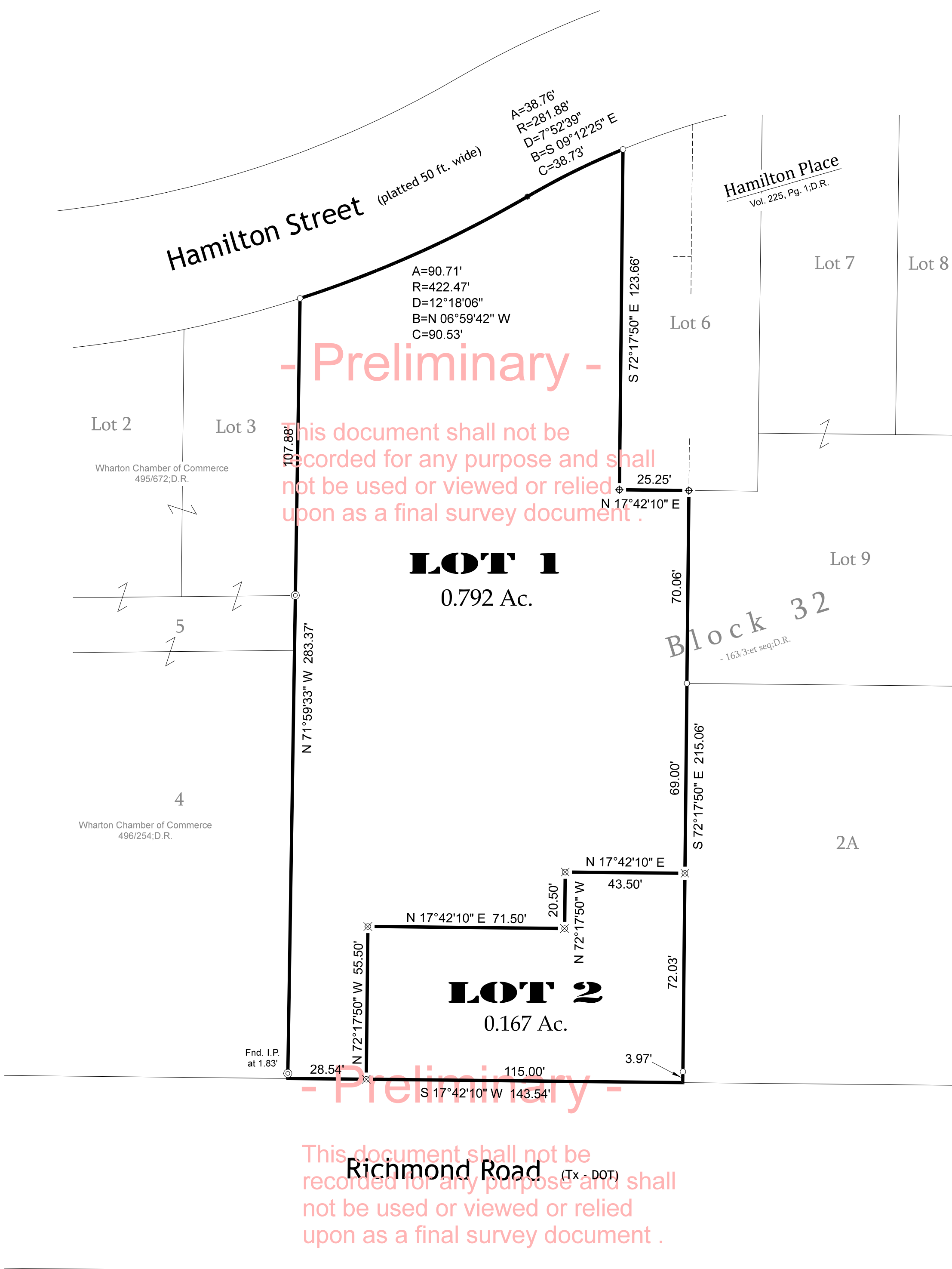
<u>Wharton Chamber of Commerce</u>	<u>979-532-1862</u>
Name	Phone
<u>225 N Richmond Rd</u>	<u>same</u>
Legal Address	Physical Address
<u>Maria Martinez</u>	<u>979-282-9308</u>
Name	Phone
<u>317 N Richmond Rd</u>	<u>2111 Spencer Rd, Rosenberg</u>
Legal Address	Physical Address
<u>Diane Seagrest</u>	<u>979-532-2080</u>
Name	Phone
<u>318 Hamilton</u>	<u>2313 N Richmond Rd, Wharton</u>
Legal Address	Physical Address

APPROVAL:

	<u>11-4-19</u>
Planning Department	Date

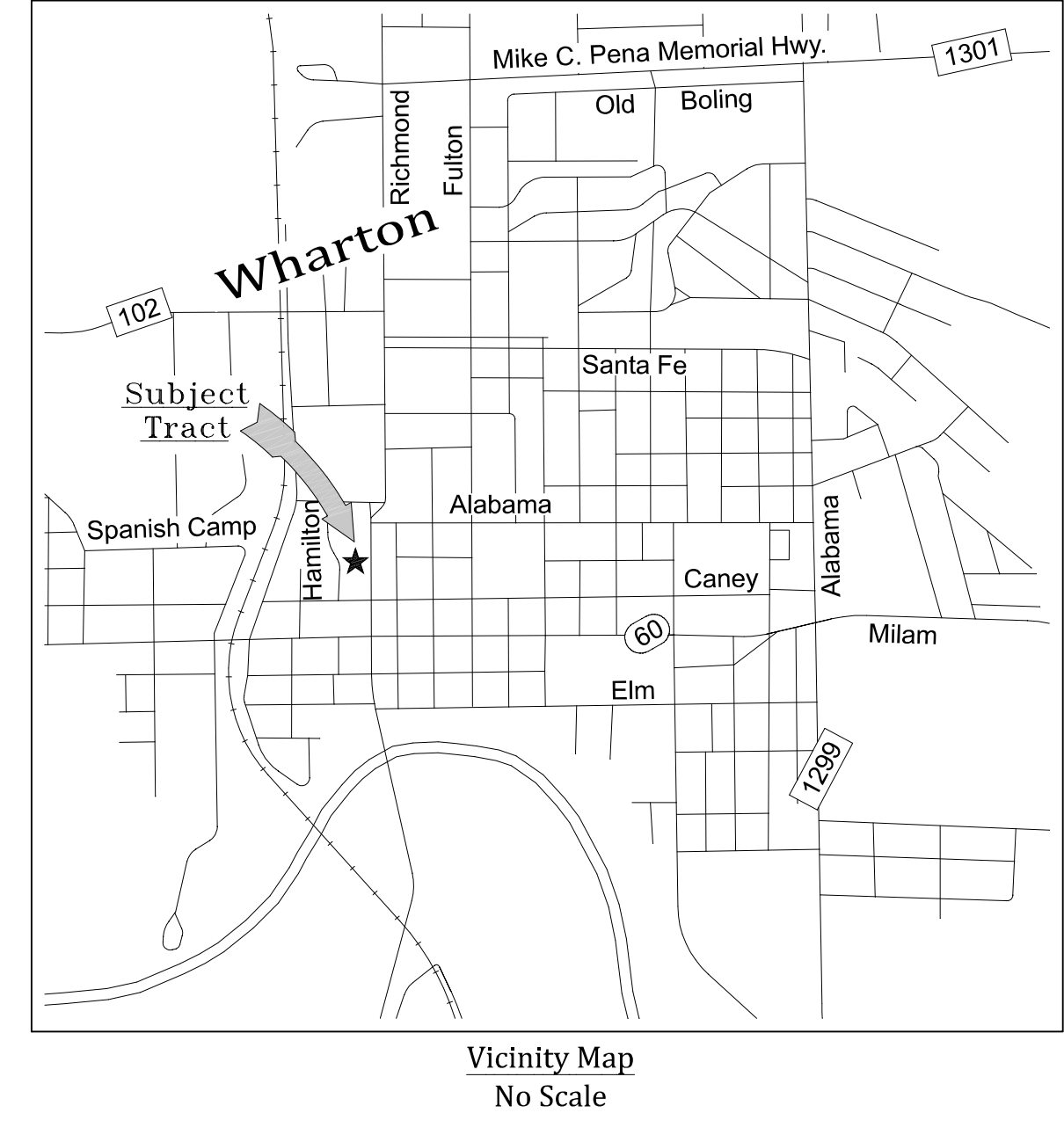
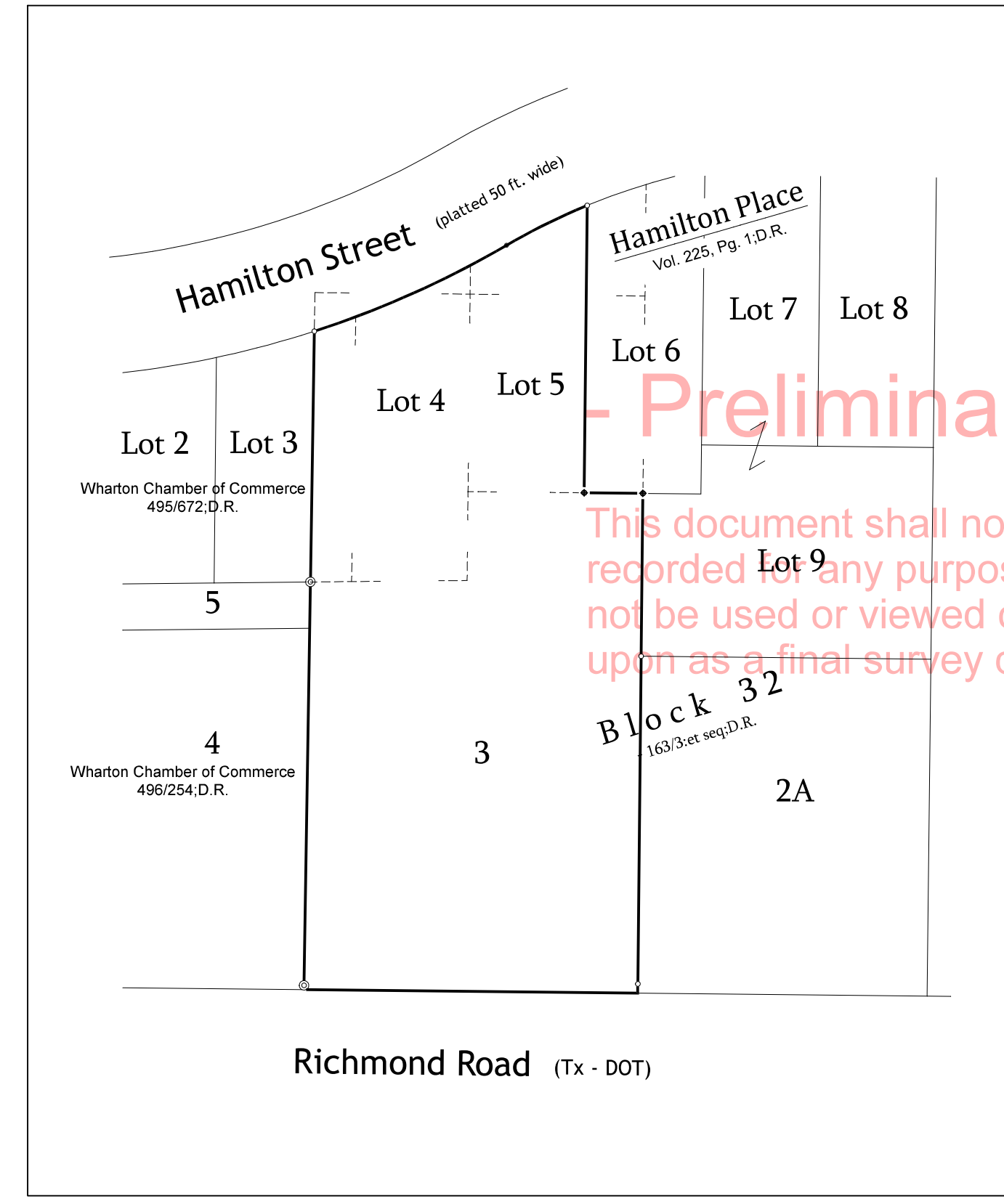
<u>Chairman of the Planning Commission</u>	<u>Date</u>
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<u>Mayor</u>	<u>Date</u>
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LEGEND

- 1/2" I.R. Set Capped No. 5319
- 5/8" I.R. Found Capped No. 2320
- AXE FOUND
- LP FOUND



- 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.

- 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.

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: October 2, 2019.

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

Note:
This tract is located wholly outside the ETJ of the Cities of East Bernard, Wharton County, Texas, El Campo, Wharton County, Texas, and Wharton, Wharton County, Texas.

Flood Hazard Boundary Information:
As of this date (October, 2019), the "Brooks at Caney Creek" re-plat, is located in Flood Hazard Boundary Zone "X", Community No. 480654, Map No. 48481C0355F, 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.

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents:

That I, Paddy Steinschneider, owner of the property shown in the above and foregoing map, do hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designate said property as the "Brooks at Caney Creek" re-plat in the City of Wharton, Wharton County, Texas, and do hereby bind myself, my 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.

Paddy Steinschneider
Owner

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Paddy Steinschneider, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he 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

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 the _____ 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

- Preliminary Plat - Brooks at Caney Creek

a re-plat of a portion of Block 32 in the City of Wharton, William Kincheloe League, Abstract No. 38, Wharton County, Texas

2 Lots 0 Reserves 1 Block 10/31/2019

Developer:
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, NY 10522
(914) 693-5093

ROBERT KOLACNY
AND ASSOCIATES, L.L.C.
RPLS#5319 FIRM# 101070007

140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
- Registered Professional Land Surveyors -
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Brooks at Caney Creek SD.dwg
PROJECT: WWhartonCityOrdinance
CRD: Chevron CRD
BY: RA Arledge

Wharton CAD Property Search

Property ID: R026395 For Year 2019

Map



Property Details

Account	
Property ID:	R026395
Legal Description:	WHARTON BLOCK 32 LOT 3 Acres:0.6445
Geographic ID:	11445-032-030-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	309 N RICHMOND RD
Map ID:	
Owner	
Name:	ALLEN W WAYNE ETUX GELEE R
Mailing Address:	224 GARRETT RD WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$71,030
Agricultural Market Valuation:	\$0
Market Value:	\$71,030
Ag Use Value:	\$0
Appraised Value:	\$71,030
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$71,030

VALUES DISPLAYED ARE 2019 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	FM & LR	0.047740	\$71,030	\$71,030	\$33.91	
1	WHARTON COUNTY	0.414600	\$71,030	\$71,030	\$294.49	
1	ESD#1	0.050000	\$71,030	\$71,030	\$35.52	
1	CONS GROUNDWATER	0.008000	\$71,030	\$71,030	\$5.68	
1	COUNTY JR COLLEGE	0.139340	\$71,030	\$71,030	\$98.97	
3	ESD#3	0.082550	\$71,030	\$71,030	\$58.64	
3	CITY OF WHARTON	0.445350	\$71,030	\$71,030	\$316.33	
7	WHARTON ISD	1.297200	\$71,030	\$71,030	\$921.40	

Total Tax Rate: 2.484780 Estimated Taxes With Exemptions: \$1,764.94 Estimated Taxes Without Exemptions: \$1,764.94

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C-WH-RICHMOND	C1 - Vacant Land - Res. - LE 5 Acres - No Ag	0.6445	28,075.00	0.00	0.00	\$71,030	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$71,030	\$0	\$71,030	\$0	\$71,030
2018	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2017	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2016	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2015	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2014	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2013	\$0	\$46,324	\$0	\$46,324	\$0	\$46,324
2012	\$0	\$42,113	\$0	\$42,113	\$0	\$42,113
2011	\$0	\$42,113	\$0	\$42,113	\$0	\$42,113

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/7/2017	46	W	ARC OF WHARTON	ALLEN W WAYNE ETUX GELEE R	1062	1	
8/24/2010	46	W	WHARTON AREA ASSN FOR RETARDED CHILDREN INC	ARC OF WHARTON	826	232	
8/24/2010	46	W		WHARTON AREA ASSN FOR RETARDED CHILDREN INC	826	232	

DISCLAIMER

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Wharton CAD Property Search

Property ID: R015861 For Year 2019

Map



Property Details

Account	
Property ID:	R015861
Legal Description:	HAMILTON PLACE BLOCK 32 LOT 3A,4,5 Acres:0.3145
Geographic ID:	10540-032-030-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	398 HAMILTON
Map ID:	
Owner	
Name:	ALLEN W WAYNE ETUX GELEE R
Mailing Address:	224 GARRETT RD WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$4,110
Agricultural Market Valuation:	\$0
Market Value:	\$4,110
Ag Use Value:	\$0
Appraised Value:	\$4,110
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$4,110

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	FM & LR	0.047740	\$4,110	\$4,110	\$1.96	
1	COUNTY JR COLLEGE	0.139340	\$4,110	\$4,110	\$5.73	
1	CONS GROUNDWATER	0.008000	\$4,110	\$4,110	\$0.33	
1	WHARTON COUNTY	0.414600	\$4,110	\$4,110	\$17.04	
1	ESD#1	0.050000	\$4,110	\$4,110	\$2.06	
3	CITY OF WHARTON	0.445350	\$4,110	\$4,110	\$18.30	
3	ESD#3	0.082550	\$4,110	\$4,110	\$3.39	
7	WHARTON ISD	1.297200	\$4,110	\$4,110	\$53.31	

Total Tax Rate: 2.484780 Estimated Taxes With Exemptions: \$102.12 Estimated Taxes Without Exemptions: \$102.12

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-SW	C1 - Vacant Land - Res. - LE 5 Acres - No Ag	0.3145	13,699.62	15.18	109.66	\$4,110	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2018	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2017	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2016	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2015	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2014	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2013	\$0	\$4,110	\$0	\$4,110	\$0	\$4,110
2012	\$0	\$668	\$0	\$668	\$0	\$668
2011	\$0	\$668	\$0	\$668	\$0	\$668

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/7/2017	46	W	ARC OF WHARTON	ALLEN W WAYNE ETUX GELEE R	1062	1	
8/24/2010	46	W	WHARTON AREA ASSN FOR RETARDED CHILDREN INC	ARC OF WHARTON	826	232	
8/24/2010	46	W		WHARTON AREA ASSN FOR RETARDED CHILDREN INC	826	232	

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