



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, May 1, 2023
4:30 PM**

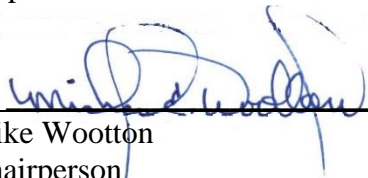
***CITY HALL, 120 E. CANEY ST., WHARTON, TX
77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, May 1, 2023, 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 28 day of April 2023.

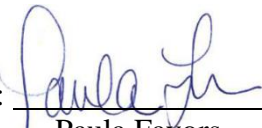
By:  _____
Mike Wootton
Chairperson

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 April 28, 2023, 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 28 day of April 2023.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, May 01, 2023
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held February 6, 2023.
2. Request from Mr. & Mrs. Svatek of 3613 Fairway Dr., Country Club Estate, Lots 16 & 17 for a variance to build over the property line between 2 lots for new residential construction.
3. Ratification of the recommended changes for the preliminary plat for the Wharton Lakes Subdivision.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	5/1/2023	Agenda Item:	Reading of the minutes from the regular called meeting held February 6, 2023.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held February 6, 2023.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, April 28, 2023	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, February 6, 2023
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:30 p.m.

Commissioners present were: Joel Williams, Adraylle Watson, Michael Quinn, Mike Wootton and Rob Kolacny.

Commissioners absent were: Burnell Neal and Marshall Francis.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Shania Fisher, Assistant to the Building Official.

Visitors present were: Mr. Don Hillis.

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 November 21, 2022. Joel Williams, Commissioner, moved to approve the minutes as presented. Rob Kolacny, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request from Ms. Bonnie Johnson owner of 425 Croom Dr., Sycamore Grove Addition, Block ODD, Lot 2 & 3 to replat the property. Adraylle Watson, Commissioner, moved to recommend the replat to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Mr. Don M. Hillis of 1724 Oliver St., Pecan Acres, Block 2, Lot 9 & 10 for a 5-foot variance from the required 25-foot front property line setback resulting in a 20-foot setback for the installation of a carport. Michael Quinn, Commissioner, moved to recommend the variance to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request from Mr. Raymond Harrison on behalf of John A. Barclay of McElroy Ave., Ahldag, Block 38U, Barclay, Lot 1 & 2 for a variance from Wharton, Texas - Code of Ordinances APPENDIX A - SUBDIVISIONS Sec. 5. - General requirements and design standards – 5.02 Lots to replat 3 lots to dimensions of 44' x 115'. Joel Williams,

Regular Called Planning Commission Minutes
Monday, February 6, 2023
Page 2 of 2

Commissioner, moved to recommend the variance to the City Council for final approval. Rob Kolacny, 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:	5/1/2023	Agenda Item:	Request from Mr. & Mrs. Svatek of 3613 Fairway Dr., Country Club Estate, Lots 16 & 17 for a variance to build over the property line between 2 lots for new residential construction.
<p>At this time, the Commission may review and consider a request from Mr. & Mrs. Svatek of 3613 Fairway Dr., Country Club Estate, Lots 16 & 17 for a variance to build over the property line between 2 lots for new residential construction.</p> <p>Attached are the application and site plan.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, April 28, 2023	
Approval:			
Chairperson: Mike Wootton			

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.

Calista Svatek & Bailey Svatek
Name (Printed)
1414 FM 442 Rd. Boling, TX 77420
Physical Address
3613 Fairway Drive Wharton, TX 77488
Legal Address

4/11/23
Date
PO Box 416 Boling, TX 77420
Mailing Address
979-533-4161
Phone

Describe the variance request and the reason for requesting variance:

We (Bailey and Calista Svatek) are requesting a variance. The reason is to build on one lot instead of two. They are currently split into (2) .4871 acre lots.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Calista Svatek
Signature 4/11/23
Date
5-1-2023 430pm
Planning Commission Meeting:
5-8-2023 7pm
City Council Meeting:

Building line setbacks Only	
Residential	\$100.00 <input checked="" type="checkbox"/>
Non-Residential	\$150.00 <input type="checkbox"/>
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Harry & Etux Debbie Norrell
Name
3615 Fairway Drive, Wharton, TX 77488
Legal Address

Phone
3615 Fairway Drive Wharton, TX 77488
Physical Address

Horale F II Etux Lisa F Cochran
Name
3612 Fairway Drive Wharton, TX 77488
Legal Address

Phone
3612 Fairway Drive Wharton, TX 77488
Physical Address

Erin Mullins and Brian Webber
Name
3521 Fairway Drive Wharton, TX 77488
Legal Address

Phone
4210 Meyer Rd. Needville, TX 77461
Physical Address

APPROVAL:

[Signature]
Planning Department

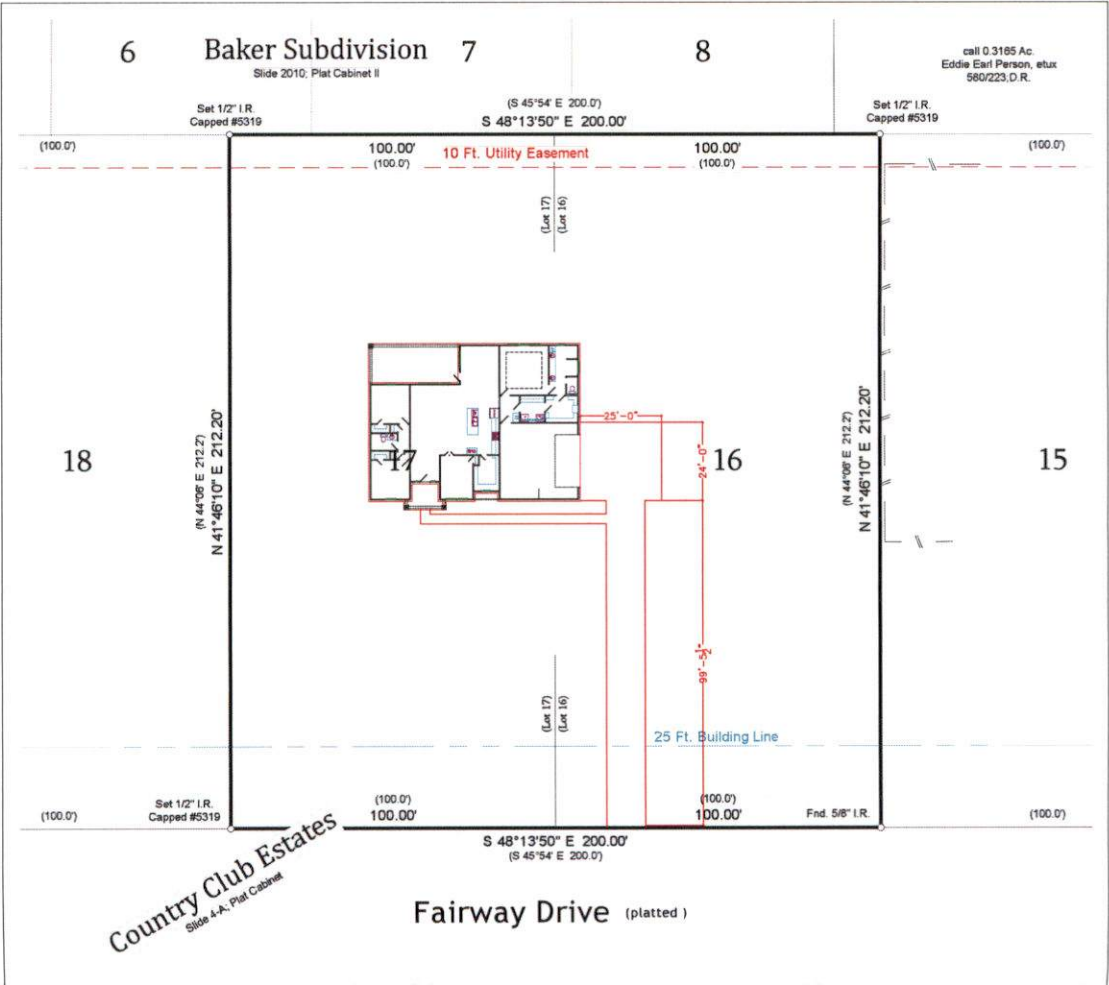
4.17.23
Date

Chairman of the Planning Commission

Date

Mayor
F:\CodeEnforcement\MasterDocuments\APPVAR

Date



Country Club Estates
Slide 4-A, Plat Cabinet

Fairway Drive (platted)

9 10 11 12



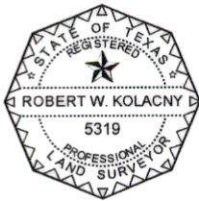
- Note:
1. This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of any discrepancy between the fences, improvements and actual property lines as shown on the survey plat.
 2. This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 3. Fences are shown in their general locations and may not represent an exact location of the entire fence. This may not be a complete inventory of fences.
 4. This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 5. This survey is valid for this transaction only.
 6. Title: No Title Commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
 7. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

Survey Plat

SHOWING LOTS SIXTEEN (16) AND SEVENTEEN (17), COUNTRY CLUB ESTATES, A SUBDIVISION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 1, PAGE 7 OF THE WHARTON COUNTY PLAT BOOK RECORDS AND RE-FILED IN SLIDE 4-A, WHARTON COUNTY PLAT CABINET RECORDS.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, December 13, 2022.



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



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

FILE: 3611_3614 Fairway.dwg
PROJECT: W\Wharton\City\CountryClubEstates
CRD: Fairway.CRD
BY: PV Arriaga



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

PLANNING COMMISSION

Meeting Date:	5/1/2023	Agenda Item:	Ratification of the recommended changes for the preliminary plat for the Wharton Lakes Subdivision.
<p>At this time, the Commission may review and consider ratification of the recommended changes for the preliminary plat for the Wharton Lakes Subdivision.</p> <p>Due to lack of a quorum at the meeting on March 6, 2023, city staff is requesting that the Commission review the attached recommended changes recommended for the Wharton Lakes Subdivision for ratification and accuracy.</p> <p>Attached are the preliminary plat, and memorandum provided to the City Council Housing Committee.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, April 28, 2023	
Approval:			
Chairperson: Mike Wootton			



City of Wharton

120 E. Caney • Wharton, TX 77488
Phone (979) 532-2491 • Fax (979) 532-0181

MEMORANDUM

DATE: March 17, 2023
FROM: Mike Wootton, Planning Commission Chairperson
TO: Honorable Mayor and City Council
SUBJECT: Recommendation to Housing Committee for the Preliminary Plat review for Wharton Lakes

The following items were discussed during the Monday, March 6, 2023, meeting:

1. Request from Ryan Moeckel with McKim & Creed to review the preliminary plat for the Wharton Lakes Subdivision.

The following recommendations are being made prior to the approval of the Preliminary Plat:

1. Conformity of the street naming. Most streets are proper names and the following streets are not consistent with the naming convention:
 - a. Wharton Lakes Boulevard
 - b. Sunrise Cove Lane
 - c. Swan Lake Drive
 - d. Lighthouse Lane

Recommendations to the street names would be Toby, Krista, Paula, etc.

2. No legend provided for abbreviations. Most are universal, however, S.S.E. is not known, etc.
3. No widths are provided for the main Boulevard. Only described as “width varies”.
4. Reserves are shown, but no designations are made for usages.
5. Sadie Marie Road dead ends without a cul-de-sac or temporary cul-de-sac or must be labeled as shown in Section 5.01 Streets # 16 in the City of Wharton Subdivision Ordinance. (16. Partial or half-streets. Partial or half-streets may be provided where the planning commission feels that a street should be located on a property line. The following note shall be used in all [each] such dedication:
"This ____-foot strip is dedicated as an easement for all utility purposes including storm and sanitary sewers and shall automatically become dedicated for street purposes when and insofar as a ____-foot strip adjacent to it is so dedicated and the required improvements as are installed.")

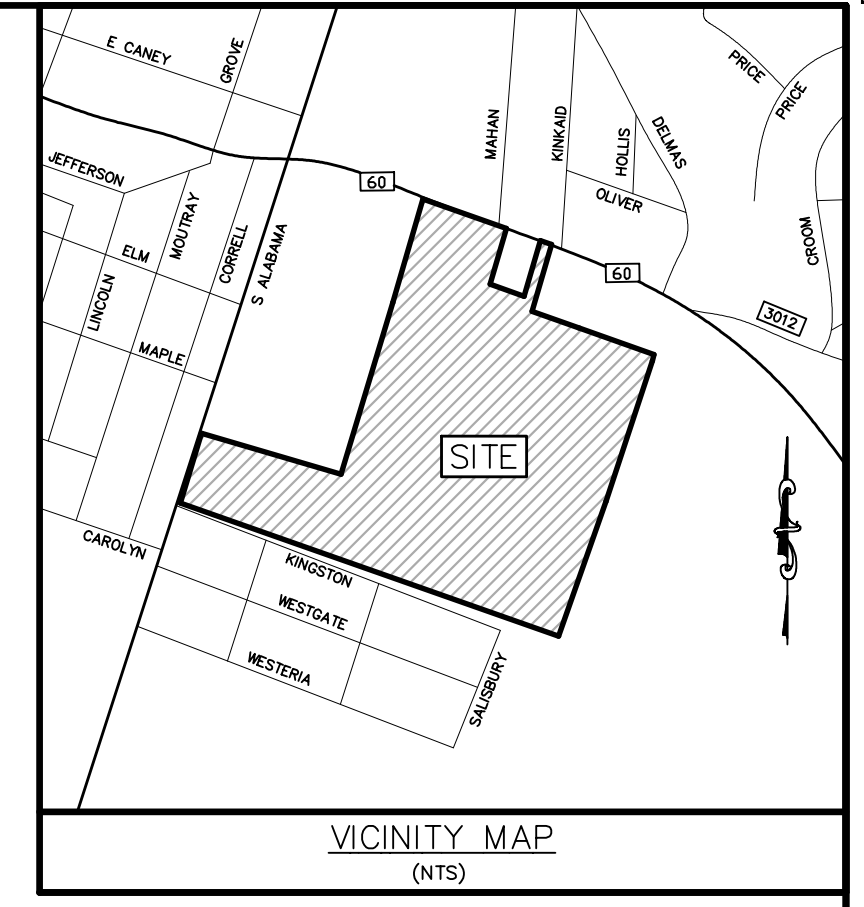
6. Per the Development Agreement Section 9.1 the final plats will not be recorded until an Annexation Petition is submitted.

Item-3.

7. Page 1 of the plat is labeled as sheet 2 of 2.

If you should have any questions, please contact me. Thank You.

LINE	BEARING	DISTANCE
L1	S 16°23'21" W	290.91'
L2	S 70°16'40" E	180.36'
L3	N 16°18'47" E	290.51'
L4	S 70°28'39" E	59.77'
L5	S 16°26'04" W	33.43'
L6	S 61°24'12" W	7.57'
L7	N 30°09'11" W	39.76'
L8	S 73°12'56" E	10.90'
L9	S 61°57'10" W	5.62'
L10	N 27°25'36" W	6.14'
L11	S 24°37'09" E	6.84'
L12	S 64°25'16" W	7.57'
L13	S 00°18'22" E	13.99'
L14	S 89°41'38" W	109.66'
L15	N 80°07'37" W	77.52'
L16	N 62°57'47" E	20.63'
L17	N 64°25'16" E	21.21'
L18	S 38°42'59" E	42.91'
L19	S 73°43'35" E	24.74'
L20	S 27°02'13" E	21.78'
L21	N 02°32'02" W	21.05'
L22	N 40°23'09" W	33.53'
L23	S 85°00'58" W	25.00'
L24	S 38°49'32" W	20.00'
L25	S 45°25'08" W	11.44'
L26	N 73°38'20" W	22.19'
L27	S 03°21'25" W	73.29'
L28	S 41°35'35" E	21.21'
L29	N 70°34'44" W	50.00'
L30	N 42°32'06" E	37.59'
L31	N 81°22'15" E	37.66'
L32	N 73°12'56" W	34.99'
L33	S 20°05'05" W	53.51'
L34	S 25°12'06" W	49.43'
L35	S 54°09'04" W	79.71'
L36	S 89°49'07" W	79.73'
L37	S 18°14'31" W	87.86'
L38	N 71°40'00" W	43.79'
L39	N 77°25'00" W	42.66'
L40	N 34°05'38" W	14.55'
L41	S 53°36'34" W	21.21'
L42	N 81°23'26" W	35.82'
L43	N 78°27'49" W	86.88'
L44	N 85°28'27" W	40.00'
L45	N 40°28'27" W	21.21'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	50.00'	78.54'	S 28°35'48" E	70.71'
C2	92°38'12"	200.00'	323.36'	S 63°06'10" W	289.28'
C3	17°05'26"	600.00'	178.97'	S 08°14'21" W	178.31'
C4	2°38'12"	2500.00'	115.05'	N 71°53'50" E	115.04'
C5	90°00'00"	50.00'	78.54'	N 25°34'44" W	70.71'
C6	90°00'00"	50.00'	78.54'	N 64°25'16" E	70.71'
C7	90°00'00"	50.00'	78.54'	N 64°25'16" E	70.71'
C8	90°00'00"	50.00'	78.54'	S 25°34'44" E	70.71'
C9	90°00'00"	275.00'	431.97'	S 64°25'16" W	388.91'
C10	19°43'38"	600.00'	206.58'	N 80°28'33" W	205.56'
C11	16°37'04"	600.00'	174.02'	N 81°59'50" W	173.41'
C12	6°26'19"	500.00'	56.19'	N 76°54'28" W	56.16'
C13	6°26'19"	500.00'	56.19'	N 76°54'28" W	56.16'
C14	93°07'09"	25.00'	40.63'	S 62°57'47" W	36.30'
C15	90°00'00"	25.00'	39.27'	S 28°35'48" E	35.36'
C16	21°02'22"	25.00'	9.18'	S 84°06'59" E	9.13'
C17	132°04'44"	50.00'	115.26'	S 28°35'48" E	91.38'
C18	21°02'22"	25.00'	9.18'	S 26°55'23" W	9.13'
C19	86°58'56"	25.00'	37.95'	S 27°05'16" E	34.41'
C20	28°11'42"	25.00'	11.44'	S 83°40'35" E	11.33'
C21	137°14'05"	50.00'	119.76'	S 28°09'24" E	93.12'
C22	21°02'22"	25.00'	9.18'	S 29°56'27" W	9.13'
C23	90°00'00"	25.00'	39.27'	S 25°34'44" E	35.36'
C24	90°00'00"	25.00'	39.27'	N 64°25'16" E	35.36'
C25	21°02'22"	25.00'	9.18'	N 08°54'05" E	9.13'
C26	134°09'25"	50.00'	117.07'	N 65°27'36" E	92.10'
C27	23°07'03"	25.00'	10.09'	S 59°01'13" E	10.02'
C28	21°02'22"	25.00'	9.18'	S 81°05'55" E	9.13'
C29	132°04'44"	50.00'	115.26'	S 25°34'44" E	91.38'
C30	21°02'22"	25.00'	9.18'	S 29°56'27" W	9.13'
C31	90°00'00"	25.00'	39.27'	S 25°34'44" E	35.36'
C32	89°31'02"	25.00'	39.06'	S 64°39'45" W	35.21'
C33	89°31'02"	300.00'	468.71'	S 64°39'45" W	422.47'
C34	19°43'38"	575.00'	197.98'	N 80°26'33" W	197.00'
C35	16°37'04"	630.00'	182.72'	N 81°59'50" W	182.08'
C36	11°45'09"	470.00'	96.41'	N 79°33'53" W	96.24'
C37	11°45'09"	300.00'	61.54'	N 79°33'53" W	61.43'
C38	14°07'42"	570.00'	140.55'	S 80°45'09" E	140.20'
C39	88°49'34"	25.00'	38.76'	N 47°46'12" E	34.99'
C40	13°25'39"	625.00'	146.47'	N 10°04'15" E	146.14'
C41	17°31'03"	225.00'	68.79'	N 25°32'35" E	68.52'
C42	43°34'19"	100.00'	76.05'	N 12°30'58" E	74.23'
C43	138°14'01"	50.00'	120.63'	N 59°50'49" E	93.43'
C44	43°34'19"	100.00'	76.05'	S 72°49'20" E	74.23'
C45	18°22'03"	225.00'	72.13'	S 85°25'28" E	71.82'
C46	87°21'22"	25.00'	38.12'	N 60°04'53" E	34.53'
C47	90°00'00"	25.00'	39.27'	N 28°35'48" W	35.36'
C48	48°11'23"	25.00'	21.03'	S 82°18'30" W	20.41'
C49	276°22'46"	50.00'	241.19'	N 16°24'12" E	66.67'
C50	48°11'23"	25.00'	21.03'	S 49°30'07" E	20.41'
C51	90°00'00"	25.00'	39.27'	N 61°24'12" E	35.36'
C52	86°52'51"	25.00'	37.81'	N 27°02'13" W	34.38'
C53	92°38'12"	175.00'	282.94'	S 63°06'10" W	253.12'
C54	89°07'17"	25.00'	38.89'	S 27°46'35" E	35.08'
C55	90°00'00"	25.00'	39.27'	N 64°25'16" E	35.36'
C56	90°00'00"	25.00'	39.27'	N 25°34'44" W	35.36'
C57	42°50'00"	25.00'	18.69'	S 88°00'16" W	18.26'
C58	265°40'01"	50.00'	231.84'	N 19°25'16" E	73.33'
C59	42°50'00"	25.00'	18.69'	S 49°09'44" E	18.26'
C60	90°00'00"	25.00'	39.27'	N 64°25'16" E	35.36'
C61	90°00'00"	25.00'	39.27'	N 25°34'44" W	35.36'
C62	145°39'	255.00'	77.48'	S 71°27'29" E	77.47'
C63	94°16'36"	25.00'	41.14'	N 43°10'04" W	36.65'
C64	12°48'50"	575.00'	128.60'	N 10°22'39" E	128.33'
C65	90°54'52"	25.00'	39.67'	N 62°14'30" E	35.64'
C66	14°3'20"	2475.00'	74.39'	S 71°26'24" E	74.39'
C67	21°02'22"	25.00'	9.18'	S 60°03'33" E	9.13'
C68	135°59'27"	50.00'	118.67'	N 62°27'55" E	92.72'
C69	24°57'05"	25.00'	10.89'	N 06°56'43" E	10.80'
C70	90°00'00"	25.00'	39.27'	N 64°25'16" E	35.36'
C71	90°00'00"	25.00'	39.27'	S 25°34'44" E	35.36'
C72	90°00'00"	250.00'	392.70'	S 64°25'16" W	353.55'
C73	19°43'38"	625.00'	215.19'	N 80°26'33" W	214.13'

PRELIMINARY PLAT

WHARTON LAKES

A SUBDIVISION OF A 55.4796 ACRE TRACT
 IN THE RANDAL JONES 1/2 LEAGUE,
 ABSTRACT NO. 36,
 CITY OF WHARTON,
 WHARTON COUNTY, TEXAS

222 LOTS 5 BLOCKS 6 RESERVES

~ OWNERS ~
WHARTON 55, LLC
 5005 Riverway Drive
 Houston, Texas 77056
 PHONE: 281.731.1382

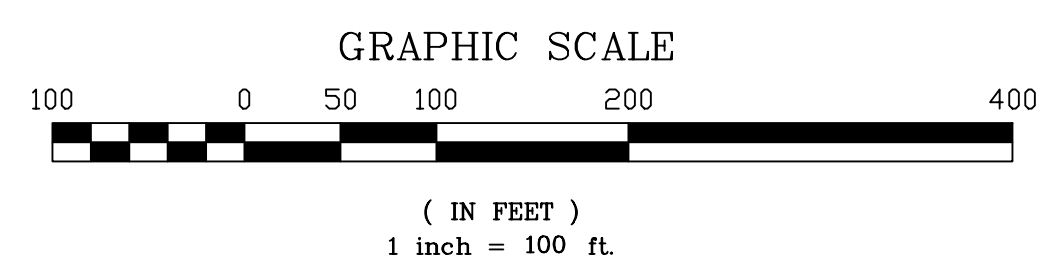
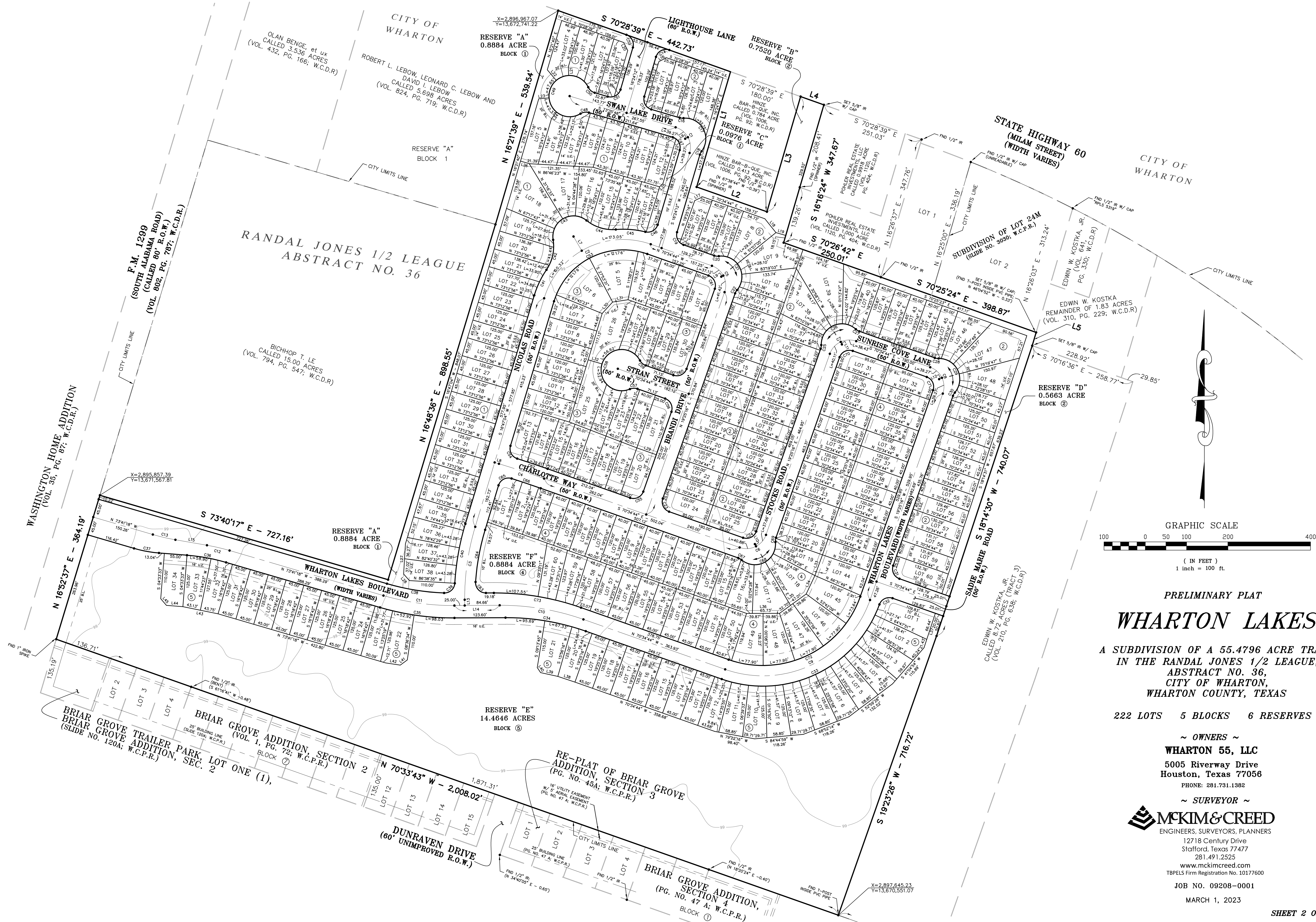
~ SURVEYOR ~
 **MKIM & CREED**
 ENGINEERS, SURVEYORS, PLANNERS
 12718 Century Drive
 Stafford, Texas 77477
 281.491.2525
 www.mkimcreed.com
 TBPELS Firm Registration No. 10177600

JOB NO. 09208-0001
 MARCH 1, 2023

I, ROBERT CHRIS KELLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

ROBERT CHRIS KELLY, R.P.L.S.,
 TEXAS REGISTRATION NO. 6833





PRELIMINARY PLAT
WHARTON LAKES

A SUBDIVISION OF A 55.4796 ACRE TRACT
 IN THE RANDAL JONES 1/2 LEAGUE,
 ABSTRACT NO. 36,
 CITY OF WHARTON,
 WHARTON COUNTY, TEXAS

222 LOTS 5 BLOCKS 6 RESERVES

~ OWNERS ~
WHARTON 55, LLC
 5005 Riverway Drive
 Houston, Texas 77056
 PHONE: 281.731.1382

~ SURVEYOR ~

MCKIM & CREED
 ENGINEERS, SURVEYORS, PLANNERS
 12718 Century Drive
 Stafford, Texas 77477
 281.491.2525
 www.mckimcreed.com
 TBPELS Firm Registration No. 10177600
 JOB NO. 09208-0001
 MARCH 1, 2023