



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, July 20, 2020
4:30 PM**

CITY HALL

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission Meeting will be held on Monday, July 20, 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 16 day of July 2020.


By: /s/ Mike Wootton
Michael Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission 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 July 16, 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 16 day of July 2020.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission 07202020
Monday, July 20, 2020
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held July 6, 2020.
2. Request from Mr. Michael Ricarte, 123 Mahan St., Vineyard Plaza 2, Block 2, Lot 14 for a front property line setback variance of 20' from the required 25' setback and a side property line setback variance of 1' from the required 5' setback for the construction of a carport.
3. Request from the Wharton County Recovery Team on behalf of Ms. Mamie Hayes, 902 W. Caney St., Wharton, Block 61, Lots 16B, 16C and 16F for a front property line setback variance of 4' from the required 25' setback and a side property line setback variance of 4' from the required 15' setback for the construction of a medically necessary accessible ramp.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	7/20/2020	Agenda Item:	Reading of the minutes from the meeting held July 6, 2020.
At this time, the Commission may review and approve the minutes from the meeting held July 6, 2020.			
Community Development Director: Gwyneth Teves		Date: Thursday, July 16, 2020	
Approval:			
Chairman: Mike Wootton			

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

**Monday, July 6, 2020
4:30 P.M.**

Commissioner Michael Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:30 p.m.

Commissioners present were: Michael Wootton, Rob Kolacny, Michael Quinn, Bryan Honeycutt, Russell Cenko and Marshall Francis.

Commissioners absent were: I.O. Coleman, Jr.

Staff members present were: Community Development Director Gwyneth Teves and Assistant to the Building Official Claudia Velasquez.

Visitors present were: Gloria and James Smith.

Call to Order.

Roll Call.

Review and Consider:

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

The second item on the agenda was to review and consider reading of the minutes from the regular meeting held April 6, 2020. Commissioner Marshall Francis moved to approve the minutes as presented. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Gloria & James Smith, 512 Bob O Link, Mayfair, Block 15, Lots 11A & 12B for a front property line setback variance of 15' from the required 25' setback. After a brief discussion, Commissioner Marshall Francis moved to recommend the variance to the City Council for final approval. Commissioner Bryan Honeycutt seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request from Mr. Franklin Scarlett, 103 W. Columbus Dr., Hawes 3, Block 6, Lots 20 & 21 for a front property line setback variance of 16' from the required 25' setback. After a brief discussion, Commissioner Marshall Francis moved to recommend the

Planning Commission Minutes
Monday, July 6, 2020
Page 2 of 2

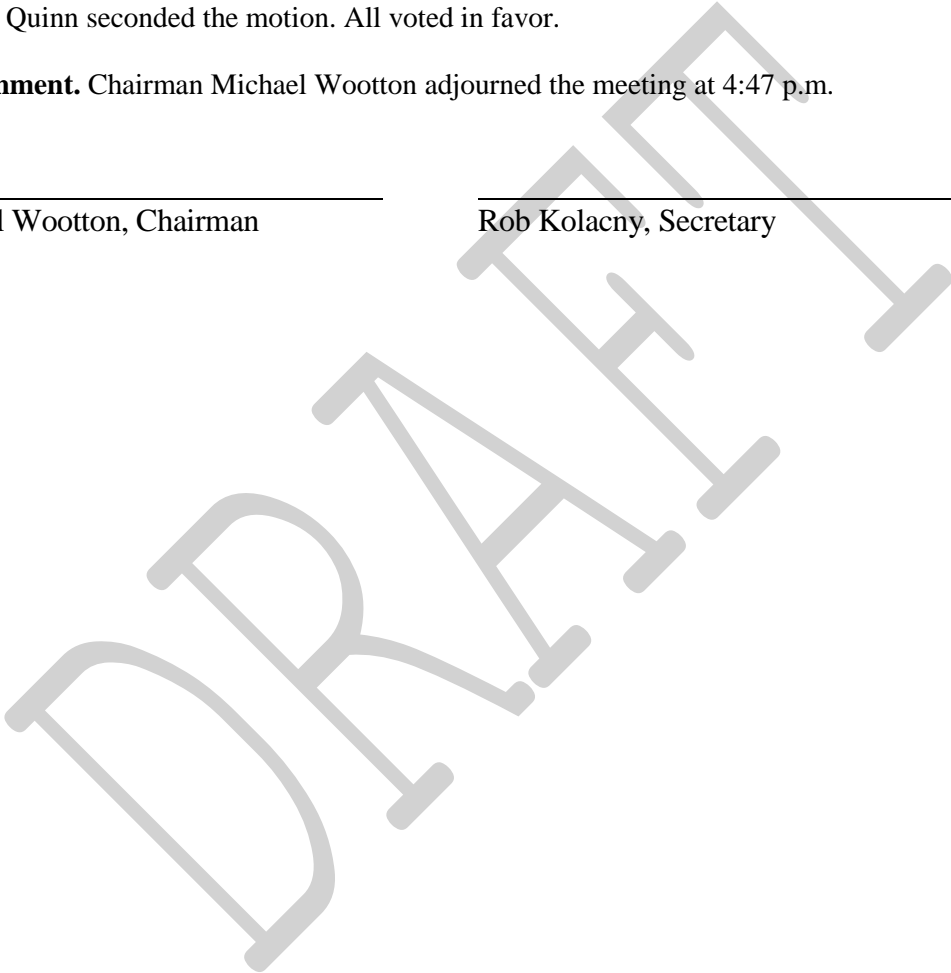
variance to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

The fifth item on the agenda was to review and consider a request by Mr. Danny Moses for a variance to the City of Wharton Code of Ordinances, Chapter 38 Manufactured Housing, Mobile Homes & Travel Trailers; Article III Requirements concerning Mobile Homes, Manufactured Housing and Recreational Vehicles; Division I – Generally; Section 38-36 Authorized Locations to place a manufactured home on a vacant lot at 405 Hamilton, Hamilton Place, Block 32, Lot 17. After a lengthy discussion, Commissioner Russell Cenko moved to recommend the variance to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

Adjournment. Chairman Michael Wootton adjourned the meeting at 4:47 p.m.

Michael Wootton, Chairman

Rob Kolacny, Secretary



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

PLANNING COMMISSION

Meeting Date:	7/20/2020	Agenda Item:	Request from Mr. Michael Ricarte, 123 Mahan St., Vineyard Plaza 2, Block 2, Lot 14 for a front property line setback variance of 20' from the required 25' setback and a side property line setback variance of 1' from the required 5' setback for the construction of a carport.
<p>At this time, the Commission may review and consider a request from Mr. Michael Ricarte, 123 Mahan St., Vineyard Plaza 2, Block 2, Lot 14 for a front property line setback variance of 20' from the required 25' setback and a side property line setback variance of 1' from the required 5' setback for the construction of a carport.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 16, 2020	
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.

Michael Ricarte 7/6/2020
 Name (Printed) Date
123 Mahan St., Wharton Tx 123 Mahan St.
 Physical Address Mailing Address
Vineyard Plaza 2, Block 2, Lot 14 (979) 330-3528
 Legal Address Phone

Describe the variance request and the reason for requesting variance:

Requesting 20 foot variance from 25 foot front building line setbacks, and
1 foot side variance from 5 foot for 18(L) x 20(W) metal carport

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:


 Signature 7/6/2020
 Date
 Planning Commission Meeting: 7/20/2020 4:30pm
 City Council Meeting: 7/27/2020 7pm

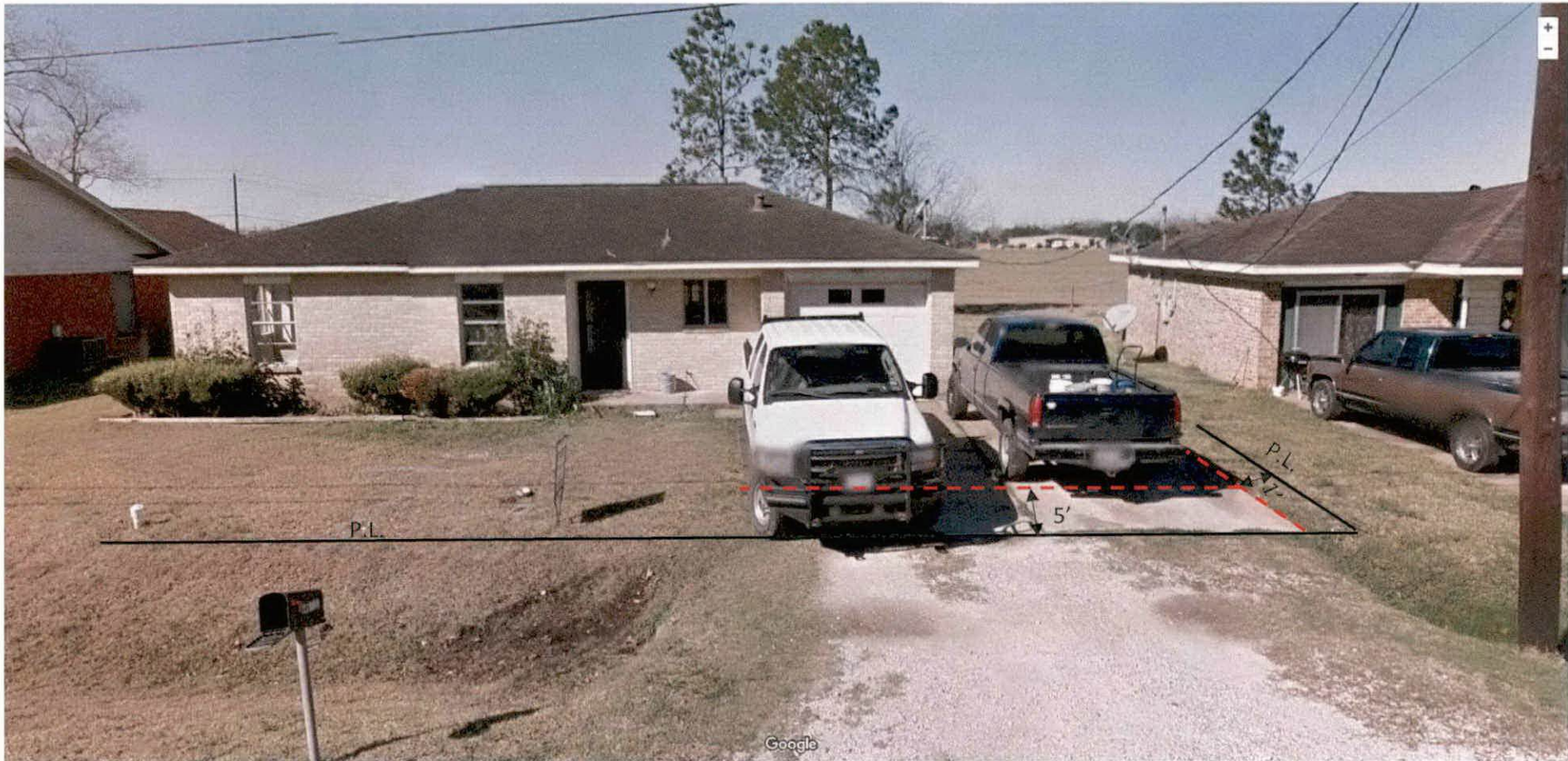
Building line setbacks Only	
Residential	\$100.00 <u>X</u>
Non-Residential	\$150.00
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Gloria & Decline Heard.
 Name Phone
Vineyard Plaza 2, Block 2, Lot 15 119 Mahan
 Legal Address Physical Address
Mario G. Jimenez
 Name Phone
Vineyard Plaza 2, Block 2, Lot 15 205 Mahan.
 Legal Address Physical Address
 Name Phone
 Legal Address Physical Address

APPROVAL:

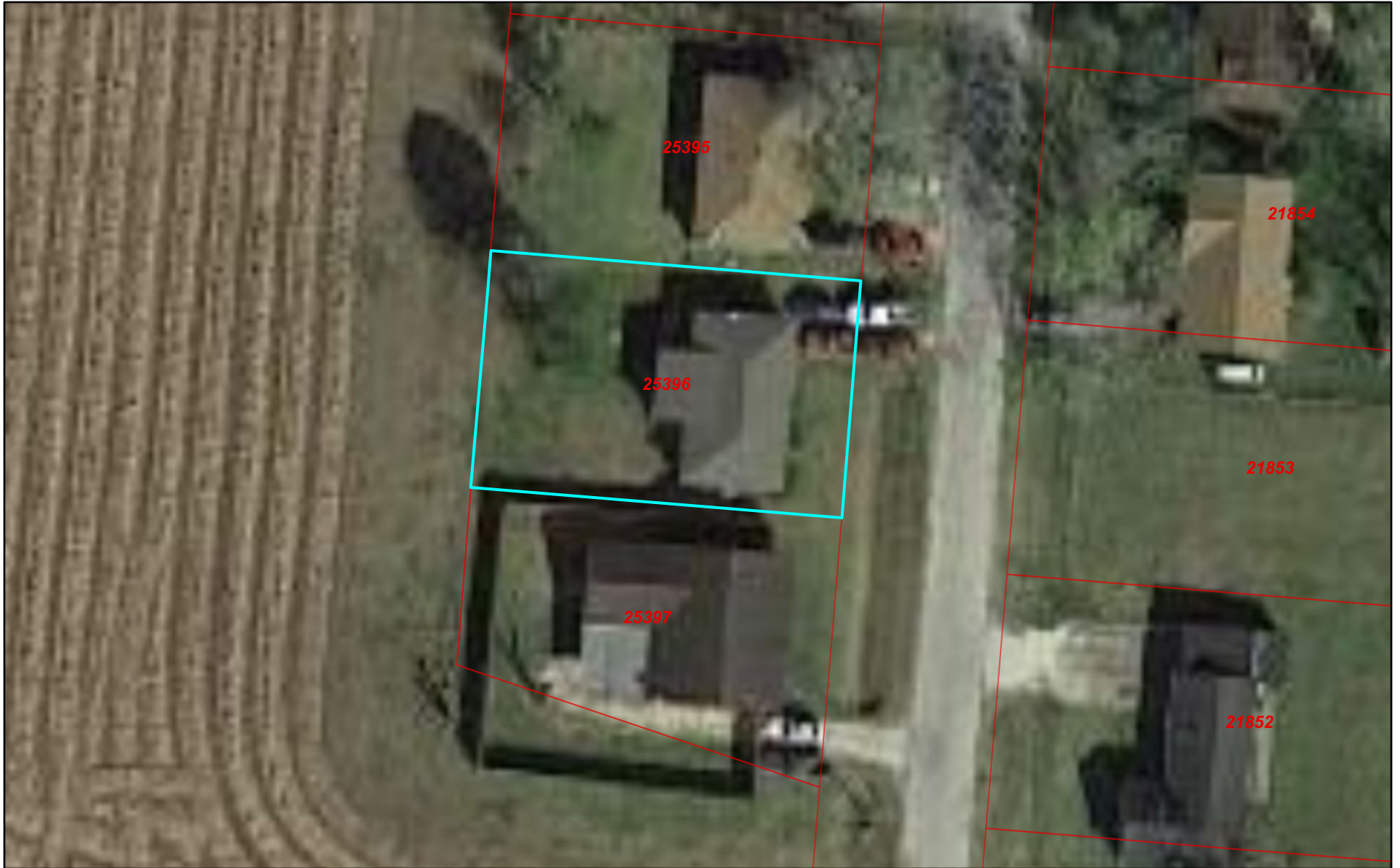
Eugene Taus 7.9.2020
 Planning Department Date
 Chairman of the Planning Commission Date
 Mayor Date






123 Mahan

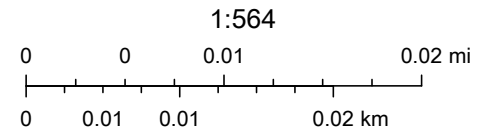
Item-2.



7/16/2020, 11:39:28 AM

 Parcels

 Abstracts



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Wharton Central Appraisal District, BIS Consulting - www.bis



City of Wharton

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

July 16, 2020

Dear Mr. & Mrs. Heard:

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 Monday, July 20, 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,

A handwritten signature in blue ink, appearing to read "Gwyneth Teves".

Gwyneth Teves
Community Development Director



City of Wharton

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

July 16, 2020

Dear Mr. Jimenez:

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 Monday, July 20, 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,

A handwritten signature in blue ink, appearing to read "Gwyneth Teves".

Gwyneth Teves
Community Development Director

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

PLANNING COMMISSION

Meeting Date:	7/20/2020	Agenda Item:	Request from the Wharton County Recovery Team on behalf of Ms. Mamie Hayes, 902 W. Caney St., Wharton, Block 61, Lots 16B, 16C and 16F for a front property line setback variance of 4' from the required 25' setback and a side property line setback variance of 4' from the required 15' setback for the construction of a medically necessary accessible ramp.
<p>At this time, the Commission may review and consider a request from the Wharton County Recovery Team on behalf of Ms. Mamie Hayes, 902 W. Caney St., Wharton, Block 61, Lots 16B, 16C and 16F for a front property line setback variance of 4' from the required 25' setback and a side property line setback variance of 4' from the required 15' setback for the construction of a medically necessary accessible ramp.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 16, 2020	
Approval:			
Chairman: 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. 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.

Mamie Hayes / Wharton Co. Recreary Team 7-15-2020
 Name (Printed) Date
902 W. Coney St. 902 W. Coney St.
 Physical Address Mailing Address
Wharton, Block 61, Lot 16B, 16C, 16F (832) 877-2690.
 Legal Address Phone

Describe the variance request and the reason for requesting variance:

Handicap Ramp.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Elyse Cullen 7-15-2020
 Signature Date
 Planning Commission Meeting: 7/20/2020
 City Council Meeting: 7/27/2020

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):

None
 Name Phone

 Legal Address Physical Address

 Name Phone

 Legal Address Physical Address

 Name Phone

 Legal Address Physical Address

APPROVAL:

Gregory T. Jones 7-15-2020
 Planning Department Date

Chairman of the Planning Commission Date

Mayor Date

HAYES, MAMIE (Id #434, dob: 08/23/1943)

Durable Medical Equipment Order

06/23/2020

Prescriber	Supplier
LINDSEY E. TIJERINA, MD Main Office 307 W. MILAM ST. STE. 311 WHARTON, TX 77488-4917 Phone: (979) 557-2777 Fax: (979) 557-2799	

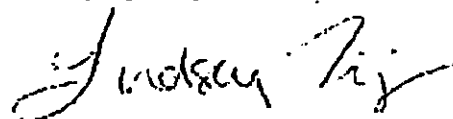
Patient Information

Patient Name	HAYES, MAMIE
Sex - DOB - Age	F 08/23/1943 76yo
Address	902 WEST CANEY WHARTON, TX 77488
Phone	H: (832) 877-2690 M: (832) 877-2690
Primary Insurance	United Healthcare (Medicare Replacement/Advantage - HMO) ID: 907168853 Policy Holder: HAYES, MAMIE L
Secondary Insurance	None recorded.

DME Order Information

Applicable Diagnoses	• Cerebrovascular accident ICD-10: I63.9: Cerebral infarction, unspecified
Supply	HOME ACCESS RAMP
Quantity	1
SIG	Use as directed.
Refills Allowed	
DAW?	N
Note to Supplier	

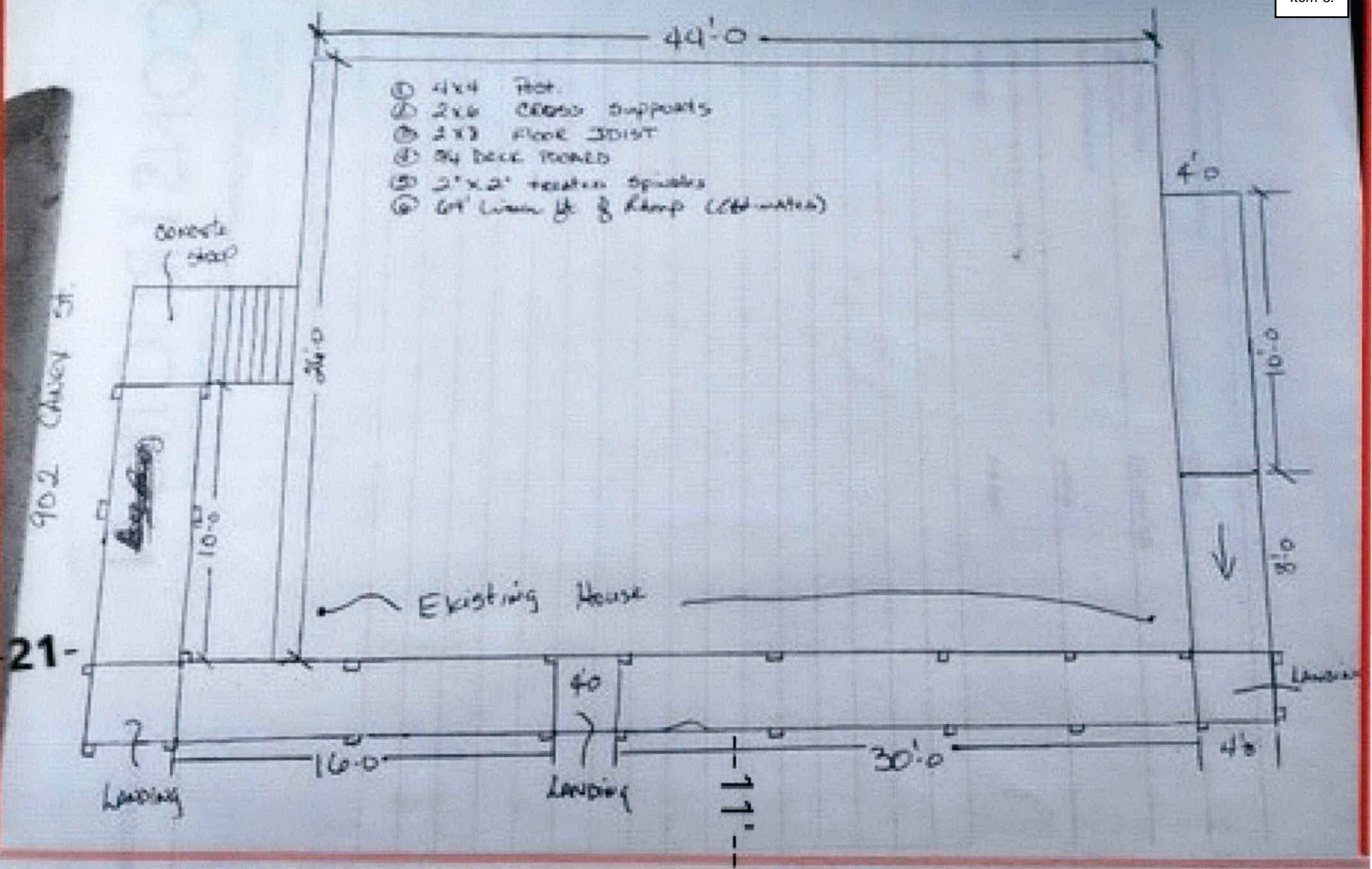
Electronically Signed by: LINDSEY E. TIJERINA, MD



06/23/2020

Electronically ordered/documentated by: LINDSEY E. TIJERINA, MD

Prescription is void if more than one (1) prescription is written per blank.




902 W Caney St

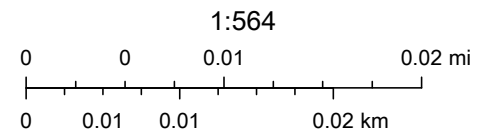
Item-3.



7/16/2020, 1:28:48 PM

 Parcels

 Abstracts



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Wharton Central Appraisal District, BIS Consulting - www.bis

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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.