



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, October 19, 2020
4:30 PM**

***CITY HALL
OR***

**[HTTPS://ZOOM.US/J/97432959649?PWD=Y3ZYWLJlDFJNVNPyVVKZSCFVRSWH1DZ09](https://zoom.us/j/97432959649?pwd=Y3ZYWLJlDFJNVNPyVVKZSCFVRSWH1DZ09)
888 475 4499 US TOLL-FREE**

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, October 19, 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 October 2020.

By: /s/ Michael 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 October 16, 2020, 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 16 day of October 2020.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, October 19, 2020
City Hall - 4:30 PM

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the City of Wharton Planning Commission of the City of Wharton, Texas will hold a meeting by Videoconference on Monday, October 19, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Join Zoom Meeting:

<https://zoom.us/j/97432959649?pwd=Y3ZyWlJidFJnVnpyVkZscFVRSWh1dz09>

Meeting ID: 974 3295 9649
Passcode: 359213

888 475 4499 US Toll-free

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held September 21, 2020.
2. Request by Mr. Joe Sanchez, 525 Circle Dr., Park, Lot 34 for a front property line setback variance of 11' to place a 14' x 19' ft carport.
3. Request by Stonewater, Inc on behalf of Mr. Kermit Brown, 313 Washington Ave., Washington Homes, Block 9, Lots 4 & 5 for:
 - a. A variance to build over a property line.
 - b. A 13' front building line setback variance from the required 25'.
4. Request by the Wharton County Recovery Team, 117 N. Sheppard St., Wm. Kincheloe, Block 63, Lot 125A for 10' side lot building line setback variance from the required 25' on the W. Caney side.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	10/19/2020	Agenda Item:	Reading of the minutes from the meeting held September 21, 2020.
<p>At this time, the Commission may review and approve the minutes from the meeting held September 21, 2020.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, October 16, 2020	
Approval:			
Chairman: Mike Wootton			

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

**Monday, August 21, 2020
4:30 P.M.**

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the City of Wharton Planning Commission of the City of Wharton, Texas held a virtual meeting on Monday, September 21, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Community Development Director Gwyneth Teves declared the meeting of the Planning Commission duly open for the transaction of business at 04:42 p.m.

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

Commissioners absent were: I.O. Coleman, Jr., Mike Wootton and Marshall Francis.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: None.

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 meeting held August 17, 2020. Commissioner Russell Cenko 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 a request by Mr. Nestor Esquivel Barrera for Re-Plat of 4014 S SH 60, A20063, Abst. 63, Tract 1A-1,1A-2,1A-3,1B; WEST PT LT 2, 3 WITTIG. After a brief discussion, Commissioner Rob Kolacny moved to recommend the plat to the City Council for final approval pending one outline amendment. Commissioner Russell Cenko seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Charlie & Eva Schroeder for Re-Plat of 1903 Kelving Way Ct., Kelving Way, Lot 4. After a brief discussion, Commissioner Michael Quinn moved to recommend the variance to the City Council for final approval. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request by Mr. Mike Lanier on behalf of Wharton Independent School District for Re-Plat of 1234 E. Boling Hwy., A20001 ABST.1 TRACT 20A & 20A-1 and Brod Acres, Lot 17G. After a brief 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.

The fifth item on the agenda was to review and consider a request by Mr. Mike Lanier on behalf of Wharton Independent School District for Re-Plat of 2403 N. Abell St., WM. KINCHELOE BLOCK 57A-1. After a brief discussion, Commissioner Bryan Honeycutt moved to recommend the plat to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

The sixth item on the agenda was to review and consider a request by Mr. Mike Lanier on behalf of Wharton Independent School District for Re-Plat of 602 Old Boling Rd., WM. KINCHELOE, Block 64B, 64B-2, ABST 38, TR 64B RR. After a brief discussion, Commissioner Russell Cenko moved to recommend the plat to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

The seventh item on the agenda was to review and consider a request by Mr. Diondre Brown, 827 Spanish camp Rd., Wharton, Block 61, Lot 19 for a side property line setback variance of 2' to place a 12' x 34' ft structure. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:54 p.m.

Michael Wootton, Chairman

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	10/19/2020	Agenda Item:	Request by Mr. Joe Sanchez, 525 Circle Dr., Park, Lot 34 for a front property line setback variance of 11' to place a 14' x 19' ft carport.
---------------	------------	--------------	---

At this time, the Commission may review and consider a request by Mr. Joe Sanchez, 525 Circle Dr., Park, Lot 34 for a front property line setback variance of 11' to place a 14' x 19' ft carport.

See attached application and supporting documentation.

Community Development Director: Gwyneth Teves	Date: Friday, October 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.

JOE SANCHEZ
Name (Printed)
525 CIRCLE DR., WHARTON, TX 77488
Physical Address
PARK LOT 34
Legal Address

10-6-2020
Date
SAME
Mailing Address
979-616-8046
Phone

Describe the variance request and the reason for requesting variance:

ELEVEN FEET (11'-0") VARIANCE FROM THE REQUIRED TWENTY-FIVE FEET (25'-0") FRONT STREET SETBACK FOR THE CONSTRUCTION OF A FOURTEEN FEET (14'-0") X NINETEEN FEET (19'-0") METAL CARPORT.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Joe Sanchez
Signature
10/07/20
Date
Planning Commission Meeting: October 19, 2020
City Council Meeting: October 26, 2020 07pm

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):

MACHART MATTHEW W ETUX LISA A
Name
PARK LOT 33
Legal Address

Phone
211 CIRCLE DR., WHARTON, TX
Physical Address

WOLSTON BURKE
Name
PARK LOT 35
Legal Address

Phone
519 CIRCLE DR, WHARTON, TX
Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

Fish Tews
Planning Department

10-8-2020
Date

Chairman of the Planning Commission

Date



Mayor
F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

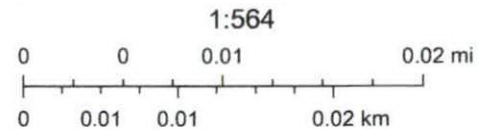
Date

525 Circle



10/16/2020, 2:44:10 PM

-  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 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.

Property ID: R059779 For Year 2020

Map



Property Details

Account

Property ID: R059779
Legal Description: PARK LOT 34 Acres:0.1845
Geographic ID: 10995-001-340-10
Agent:
Type: R - REAL PROPERTY

Location

Address: 525 CIRCLE DR
Map ID:

Owner

Name: SANCHEZ JOE
Mailing Address: 525 CIRCLE DR
WHARTON, TX 77488

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$115,994
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$8,037
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$124,031
Ag Use Value:	\$0
Appraised Value:	\$124,031
Homestead Cap Loss: ☹	\$0
Assessed Value:	\$124,031

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.

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

PLANNING COMMISSION

Meeting Date:	10/19/2020	Agenda Item:	Request by Stonewater, Inc on behalf of Mr. Kermit Brown, 313 Washington Ave., Washington Homes, Block 9, Lots 4 & 5 for: <ul style="list-style-type: none"> a. A variance to build over a property line. b. A 13' front building line setback variance from the required 25'.
<p>At this time, the Commission may review and consider a request by Stonewater, Inc on behalf of Mr. Kermit Brown, 313 Washington Ave., Washington Homes, Block 9, Lots 4 & 5 for:</p> <ul style="list-style-type: none"> a. A variance to build over a property line. b. A 13' front building line setback variance from the required 25'. <p>Mr. Brown is the recipient of a home by the GLO.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, October 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.

Kermit Brown / Stonewater, Inc 10/4/2020
 Name (Printed) 313 Washington St, Wharton, TX Date
Washington Homes Block 9 Lot 4,5 Acres 0.1704 313 Washington St
 Physical Address Mailing Address
Washington Homes Block 9 Lot 4,5 Acres 0.1704 (409) 515-7950
 Legal Address Phone

Describe the variance request and the reason for requesting variance:
Homeowner granted a new home by TXECO, the lot with existing home is too small with required setbacks to fit his 2bdr/2ba selection

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature] 10/14/20
 Signature Date
 Planning Commission Meeting: October 19th @ 4:30pm
 City Council Meeting: October 26th @ 7:30pm

Building line setbacks Only	
Residential	\$100.00 x
Non-Residential	\$150.00
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Patricia Reed
 Name
Washington Homes, Block 9, Lot 3
 Legal Address

Jason Holmes
 Name
Washington Homes, Block 9, Lot 6
 Legal Address

 Name

 Legal Address

 Phone

309 Washington Ave
 Physical Address

 Phone

323 Washington Ave
 Physical Address

 Phone

 Physical Address

APPROVAL:

[Signature] 10.14.2020
 Planning Department Date

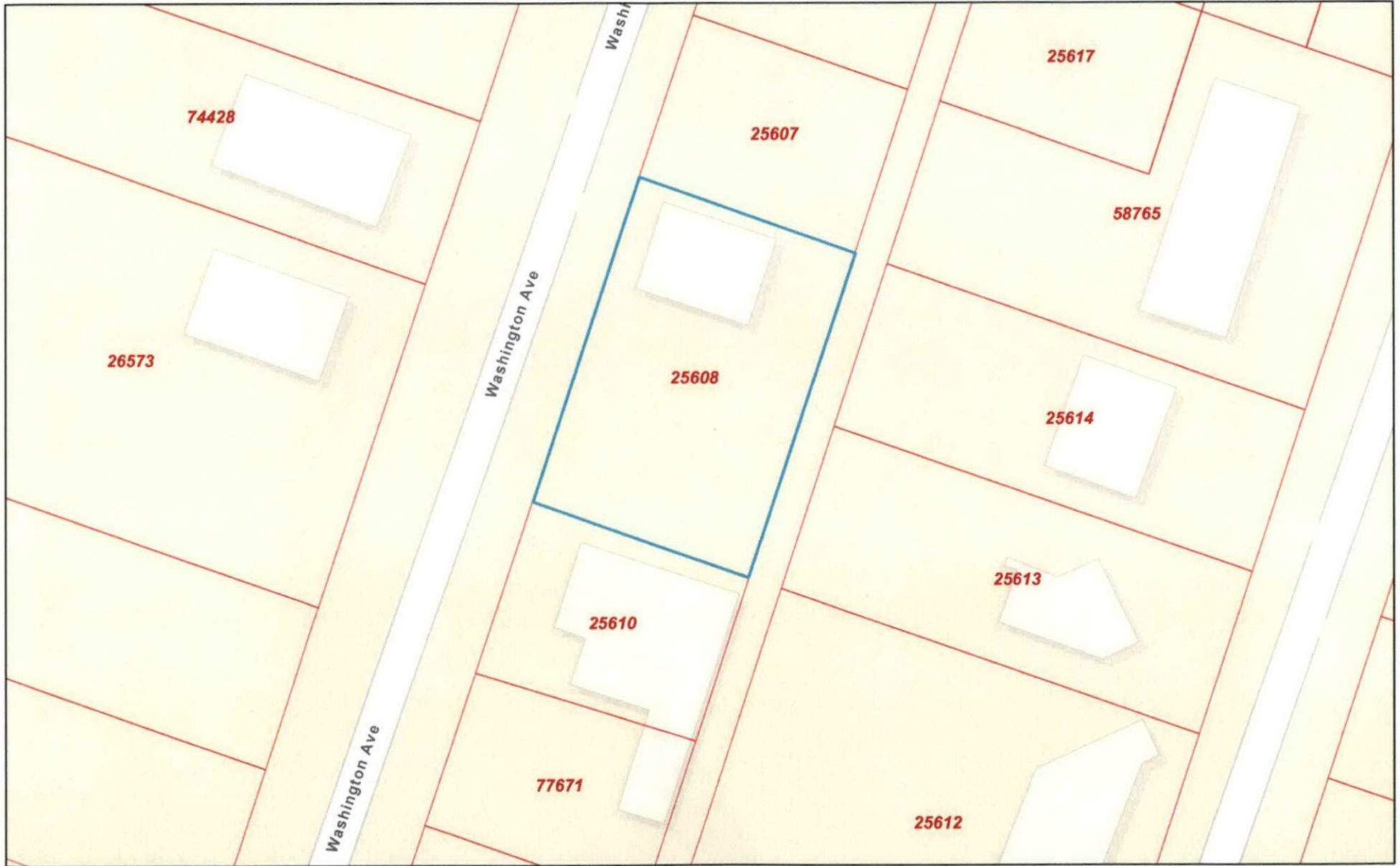
 Chairman of the Planning Commission Date

 Mayor Date



F:\CodeEnforcement\MasterDocuments\APPVAR

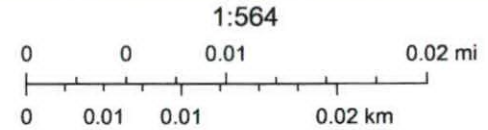
313 Washington

Item-3.



10/16/2020, 2:39:31 PM

-  Parcels
-  Abstracts



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © C

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.

Property ID: R025608 For Year 2020

Map



Property Details

Account

Property ID: R025608
Legal Description: WASHINGTON HOMES BLOCK 9 LOT 4,5 Acres:0.1564
Geographic ID: 11390-009-004-00
Agent:
Type: R - REAL PROPERTY

Location

Address: 313 WASHINGTON AVE
Map ID:

Owner

Name: BROWN KERMIT
Mailing Address: 313 WASHINGTON AVE
WHARTON, TX 77488

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Item-3.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$12,210
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,748
Agricultural Market Valuation:	\$0
Market Value:	\$15,958
Ag Use Value:	\$0
Appraised Value:	\$15,958
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$15,958

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.

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

PLANNING COMMISSION

Meeting Date:	10/19/2020	Agenda Item:	Request by the Wharton County Recovery Team, 117 N. Sheppard St., Wm. Kincheloe, Block 63, Lot 125A for 10' side lot building line setback variance from the required 25' on the W. Caney side.
---------------	------------	--------------	---

At this time, the Commission may review and consider a request by by the Wharton County Recovery Team, 117 N. Sheppard St., Wm. Kincheloe, Block 63, Lot 125A for 10' side lot building line setback variance from the required 25' on the W. Caney side.

See attached application and supporting documentation.

Community Development Director: Gwyneth Teves	Date: Friday, October 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.

Wharton County Recovery Team	10/16/2020
_____ Name (Printed)	_____ Date
117 N. Sheppard St.	
_____ Physical Address	_____ Mailing Address
Wm. Kincheloe, Block 63, Lot 125A	
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:

10 foot variance on the W. Caney side of lot from required 25 foot setback for new construction.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

_____ Signature	10/16/2020 Date
<i>Planning Commission Meeting:</i>	10/19/2020 4:30pm
<i>City Council Meeting:</i>	10/26/2020 7pm

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

ADJACENT PROPERTY OWNER (S):

Elmo Sims N Est

Name

Wm. Kincheloe, Block 63, Lot 127

Legal Address

Joubert, Jimitria

Name

Wm. Kincheloe, Block 63, Lot 125B & 126

Legal Address

Name

Legal Address

Phone

1013 W. Caney St.

Physical Address

Phone

115 N. Sheppard St.

Physical Address

Phone

Physical Address

APPROVAL:



Engineering/Planning Department

10/16/2020

Date

Chairman of the Planning Commission

Date

Mayor



Date

117 N. Sheppard

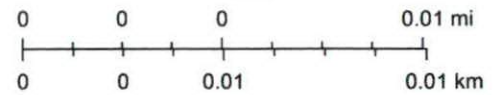
Item-4.



10/16/2020, 2:36:59 PM

-  Parcels
-  Abstracts

1:282



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © C

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.

Property ID: R018494 For Year 2020

Map



Property Details

Account

Property ID: R018494
Legal Description: WM.KINCHELOE BLOCK 63 LOT 125A Acres:0.1102
Geographic ID: 10735-063-035-00
Agent:
Type: R - REAL PROPERTY

Location

Address: 117 N SHEPPARD
Map ID:

Owner

Name: SANFORD FLOYD L JR ETUX FANNIE
Mailing Address: 515 BRANCH
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:	\$1,296
Agricultural Market Valuation:	\$0
Market Value:	\$1,296
Ag Use Value:	\$0
Appraised Value:	\$1,296
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$1,296

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.



October 16, 2020

Gwyneth Teves
Community Development Director
City of Wharton
120 E Caney
Wharton, Texas 77488

Dear Ms. Teves,

The Wharton County Recovery Team would like to request a variance for the lot at 117 N. Sheppard. We are requesting a 10 foot variance on the W. Caney Street side of the property as we are building a 3bd/2b home as part of our West End Initiative for a single mother with children. We have also spoken to the neighbor on W. Caney and she has provided a statement (attached) indicating she would support the build, understanding that it could partially obstruct her view.

If you have any questions, please do not hesitate to call.

Thank you,

Elizabeth Quillin
Wharton County Recovery Team
979-531-3170
Equillin.wcrt@gmail.com

10-15-2020

I, Annie Balfour, reside at 1013 W. Carey Street in Wharton, Texas. I have lived at this address for the last 15 years. I am in favor of allowing a home to be built in the empty lot next to my property. I understand that the home will not sit 25 feet back from the property line on the W. Carey side and may obstruct my view. I am supportive of rebuilding my community.

Sincerely, Annie Balfour