



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, November 15, 2021
4:30 PM**

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, November 15, 2021 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 12 day of November 2021.

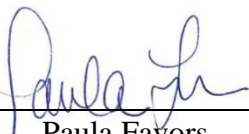
By: /s/ Mike Wootton
Mike Wootton
Chairperson

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 November 12, 2021, 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 12 day of November 2021.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, November 15, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held November 1, 2021.
2. Re-Request by Chapel Creek Construction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 17' variance from required 25' front property line setback creating an 8' setback.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	11/15/2021	Agenda Item:	Reading of the minutes from the regular called meeting held November 1, 2021.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held November 1, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, November 12, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Monday, November 1, 2021
4:30 P.M.**

Marshall Francis, Vice-Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:37 p.m.

Commissioners present were: Burnell Neal, Adraylle Watson, Marshall Francis and Russell Cenko.

Commissioners absent were: Rob Kolacny, Mike Wootton and Michael Quinn.

Staff members present were: Gwyneth Teves, Community Development Director.

Visitors present were: Tammy Atkinson, Alamo Lumber Representative.

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 October 4, 2021. Russell Cenko, Commissioner moved to approve the minutes as presented. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Tegrity Homes on behalf of Larry Jackson at 401 Correll Ave., Washington Homes, Block 5, Lot 1 & 2 for 4' exterior lot line setback variance from the required 15' for a rebuild of a home through the General Land Office. Burnell Neal, Commissioner moved to recommend the variance to the City Council for final approval. Russell Cenko, Commissioner seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Mr. Matt Mullin on behalf of Alamo Lumber Company at 1106 N Richmond Rd., Alamo Lumber Co. Subdivision, Block 1, Lot 1 and Toxey, Block 2 Lot 6 & 7B for a replat for new construction. Burnell Neal, Commissioner moved to recommend the replat to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request by Mr. Russell Baird at 308 W. Milam St., Wharton, Block 10, Lots 1A-1, 1A-B, 1A-C, 2A-A, 2A-B, 2A-C, 3, 4B, 5A-2 for the following variances applicable to the replat application to follow:

- A. 5.02. Lots, Section 3. Minimum Width: Each lot in the proposed re-plat is less than 60 feet in width.

Regular Called Planning Commission Minutes
Monday November 1, 2021
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- B. 5.02, Lots, Section 4. Minimum Depth: Lot 1 in the proposed re-plat is less than 120 feet depth.
- C. 5.02, Lots, Section 5. Minimum Area: Each lot in the proposed re-plat is less than 7,200 square feet
- D. 5.02, Lots, Section 6. Corner Lots: Lot 6, the corner lot of the re-plat, is less than 75 feet but is not 5 feet wider than the average interior lots in the block.
- E. 5.04, Building Lines: The buildings in the subdivision are already existing and are located directly on the lot lines, therefore variance to all building line ordinances is requested.
- F. 5.06, Easements: Variance is requested to the easement ordinances to the extent the easement areas indicated on the plat do not conform with the ordinances.
- G. 5.07, Improvements, Section 1: Variance is requested to the requirement of placement of monuments, to the extent the monuments are not already in existence, due to the subdivision already being developed.
- H. 5.07, Improvements, Section 2: Variance is requested to the requirement for installation of sidewalks. Sidewalks are already in existence along the lots and block and to the extent they are not in compliance with the ordinance, variance is requested.

After some discussion Burnell Neal, Commissioner moved to recommend the variances to the City Council for a final decision. Russell Cenko, Commissioner seconded the motion. All voted in favor.

The fifth item on the agenda was to review and consider a request by by Mr. Russell Baird at 308 W. Milam St., Wharton, Block 10, Lots 1A-1, 1A-B, 1A-C, 2A-A, 2A-B, 2A-C, 3, 4B, 5A-2 for replat. Russell Cenko, Commissioner moved to recommend the replat to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:48 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	11/15/2021	Agenda Item:	Re-Request by Chapel Creek Construction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 17' variance from required 25' front property line setback creating an 8' setback.
<p>At this time, the Commission may review and consider a re-request by Chapel Creek Construction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 17' variance from required 25' front property line setback creating an 8' setback.</p> <p>The representative for Chapel Creek Construction was unable to attend the previous meetings and feels that they needed an opportunity to speak with the commission and council on the item du to the initial request being denied.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, November 12, 2021	
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.
Chapel Creek Construction, LLC - The Brooks at Caney Creek 11/01/21


<u>Name (Printed)</u> 398 Hamilton St, House F	<u>Date</u> 11/01/21
<u>Physical Address</u> Hamilton Place, Block 32, 6 & 1 - .79 acres	<u>Mailing Address</u> 3722 Lost Creek Blvd, Austin, TX 78735
<u>Legal Address</u>	<u>Phone</u> 512-289-2929

Describe the variance request and the reason for requesting variance:

The City's rear setback when a house abuts a street is 15'. The house is going to be built in-between 2 existing trees mature pecan trees (see attached images). The NW corner of the porch meets/exceeds the City's setback requirement, while the SW corner of the porch requires us to attain a 7' variance request as the corner of the porch will be 8' in from the property line. The actual edge of the main house structure will exceed the setback requirement. The house, once located behind the tree on Hamilton, will be further setback than the 3 adjacent houses.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:


Signature Date
 11/01/21

Planning Commission Meeting: 11.15.2021 4:30p
City Council Meeting: 11.22.2021 7pm

Building line setbacks Only	
Residential	\$100.00 Fee waiver per approval by City Council
Non-Residential	\$150.00
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Wharton Chamber of Commerce

Name
Wharton Block 32, L 4-6

Legal Address
Dianne Segrest

Name
Hamilton Place, Block 32, Lot 6

Legal Address
Maria Martinez

Name
Wharton Block 32, Lot 2A

Legal Address

(979) 532-1862

Phone
225 N Richmond Rd

Physical Address
NA

Phone
318 Hamilton St

Physical Address

Phone
317 N Richmond Rd

Physical Address

APPROVAL:


Planning Department

Date
11-2-2021

Chairman of the Planning Commission

Date

Mayor
 F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

Date

Location of Existing Trees between which the house will be placed.



