



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, November 06, 2023
4:30 PM**

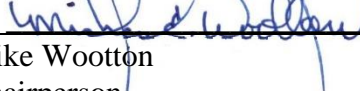
***CITY HALL, 120 E. CANEY ST., WHARTON, TX
77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, November 06, 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 2 day of November 2023.

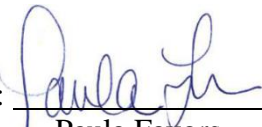
By:  _____
Mike Wootton
Chairperson

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 November 2, 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 2 day of November 2023.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, November 06, 2023
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the special called meeting held September 5, 2023.
2. Request from Raymond Harrison on behalf of Harrison Brothers Properties and Hamer Real Estate LLC to review the plat for Richmond Commercial Subdivision, Wm. Kincheloe, Blk 64E, 64F, 64J, 64K-1, 64E-1.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	11/6/2023	Agenda Item:	Reading of the minutes from the special called meeting held September 5, 2023.
At this time, the Commission may review and approve the minutes from the special called meeting held September 5, 2023.			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, November 2, 2023	
Approval:			
Chairperson: Mike Wootton			

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

**Tuesday, September 5, 2023
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 4:35 p.m.

Commissioners present were: Joel Williams, Mike Wootton, Johnnie Gonzales and Rob Kolacny.

Commissioners absent were: Marshall Francis, Burnell Neal, Adryalle Watson and Micheal Quinn.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Claudia Velasquez, Building Official.

Visitors present were:

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider the reading of the minutes from the regular called meeting held July 17, 2023. Rob Kolacny, Commissioner, moved to approve the minutes as presented. Joel Williams, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request from Ms. Clarice Ward of 3521 Fairway Dr., Country Club Estates, Lot 18, for a 5-foot side building line setback from the required 10-foot setback for construction of a carport/storage building. Rob Kolacny, Commissioner, moved to recommend the variance to the City Council for final approval. Joel Williams, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Ryan Moeckel with McKim & Creed to review the plat for Phase 1 of the Wharton Lakes Subdivision Abstract 36, Tracts 24-1, 24-2, 24-3, 24-5, 24-6 & 24 C. Joel Williams, Commissioner, moved to recommend the plat to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:55 p.m.

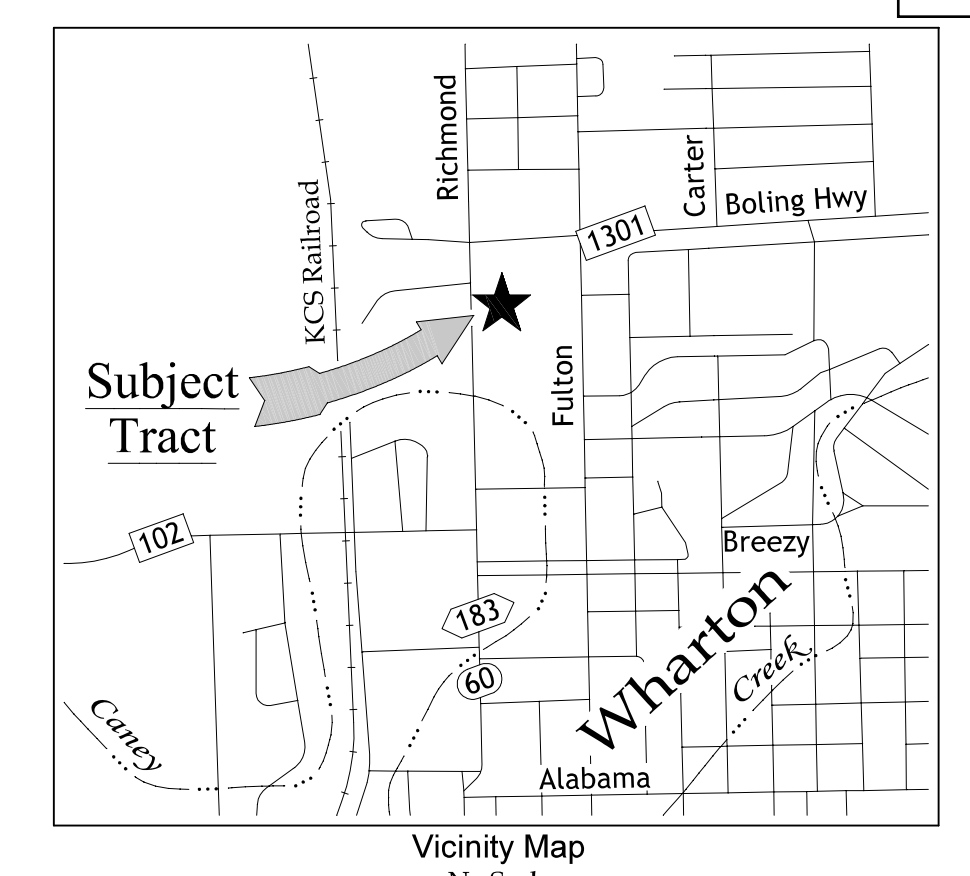
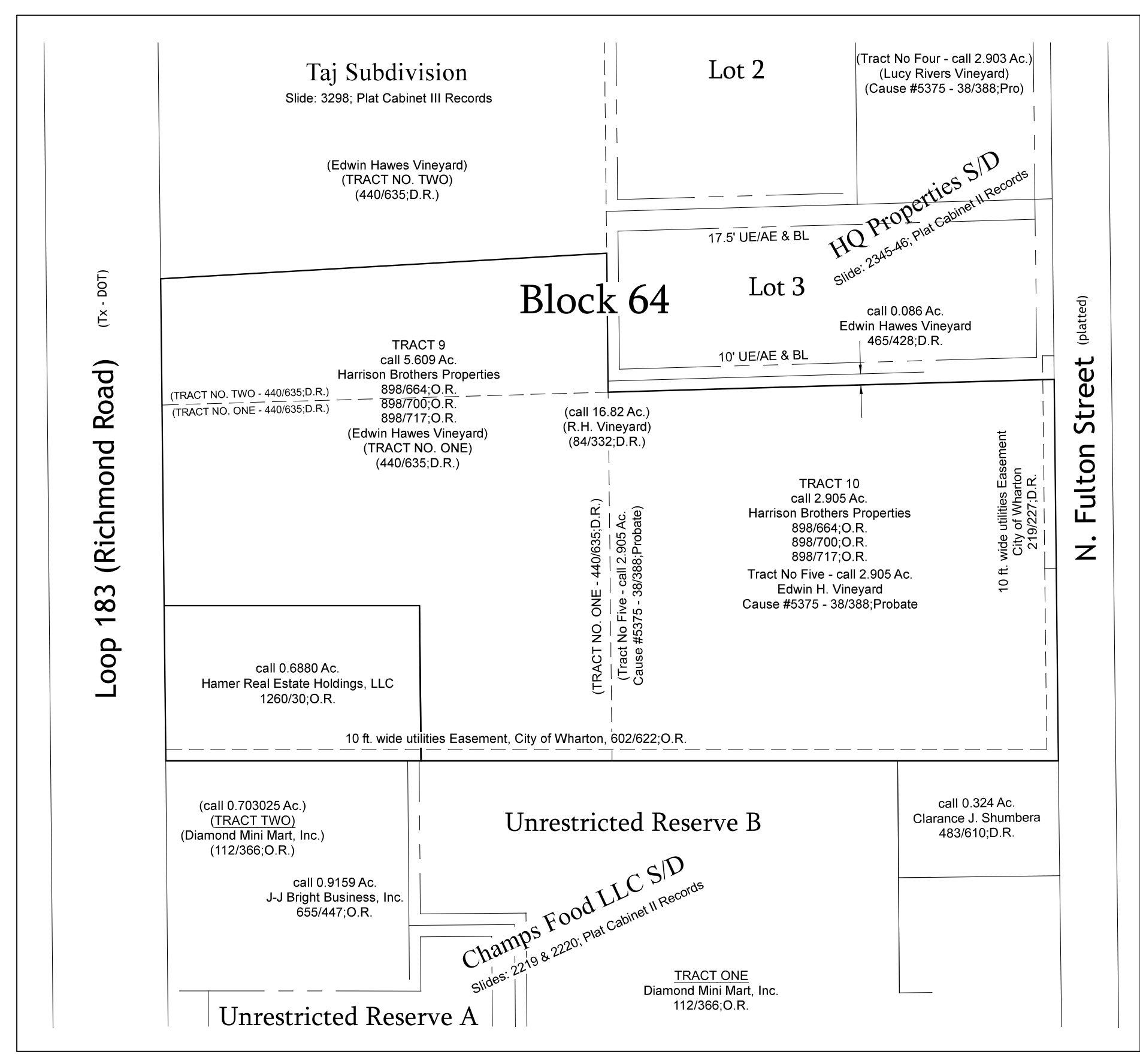
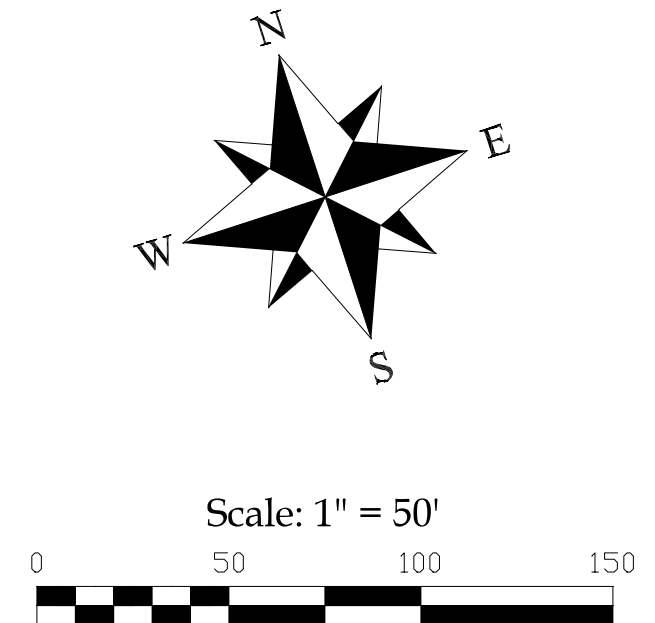
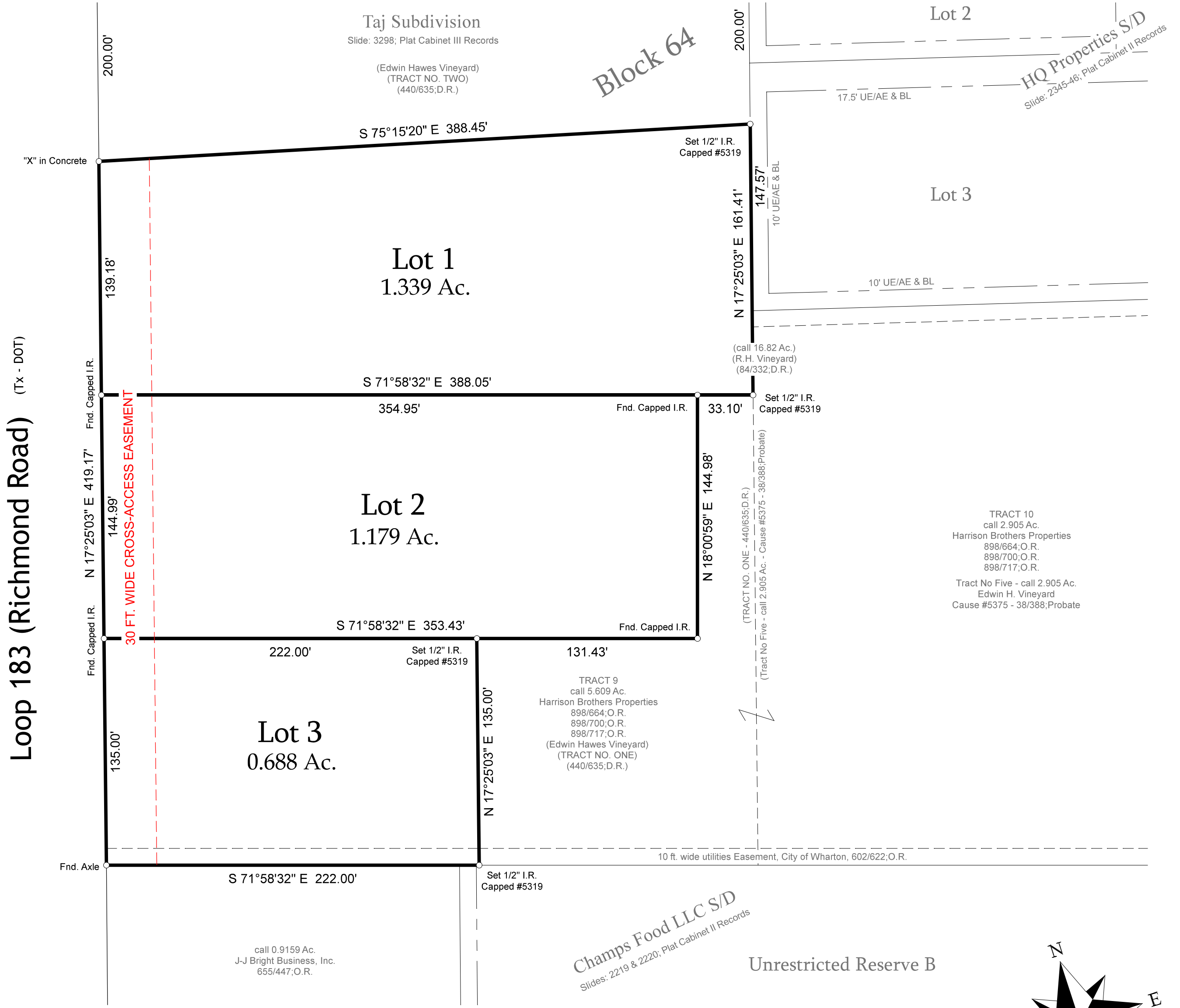
Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	11/6/2023	Agenda Item:	Request from Raymond Harrison on behalf of Harrison Brothers Properties and Hamer Real Estate LLC to review the plat for Richmond Commercial Subdivision, Wm. Kincheloe, Blk 64E, 64F, 64J, 64K-1, 64E-1.
<p>At this time, the Commission may review and consider a request from Raymond Harrison on behalf of Harrison Brothers Properties and Hamer Real Estate LLC to review the plat for Richmond Commercial Subdivision, Wm. Kincheloe, Blk 64E, 64F, 64J, 64K-1, 64E-1.</p> <p>Attached is the plat application and draft plat.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, November 2, 2023	
Approval:			
Chairperson: Mike Wootton			



Building Lines set by City Ordinance and/or City Council.

The subject tract is wholly within the city limits of the City of Wharton, Wharton County, Texas.

- Note:
- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fences, other 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) 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 to 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.

Flood Hazard Boundary Information:
As of this date (October, 2023), "Richmond Commercial Subdivision" is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X" and Shaded Zone "X", Community No. 480654, Map No. 48481C0355 F, 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. Property IS in the area subject to inundation by the 0.2% annual chance flood event, a.k.a. the 500 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, Harrison Brothers Properties, does 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 "Richmond Commercial Subdivision" in the City of Wharton, Wharton County, Texas, and does hereby bind itself, its heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand this _____ day of _____, 2023.

Raymond Cloud Harrison, Jr., Manager

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Raymond Cloud Harrison, Jr. 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 _____, 2023.

By _____
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents:

That I, Gregory J. Hamer Jr., 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 "Richmond Commercial Subdivision" 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 this _____ day of _____, 2023.

Gregory J. Hamer Jr., Authorized Representative

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Gregory J. Hamer Jr., 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 _____, 2023.

By _____
Notary Public in and for the State of Texas

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 this _____ day of _____, 2023,

at _____ O'clock _____ M. in Slide Number _____ of the Plat Cabinet Records III, 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

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 _____, 2023.

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:

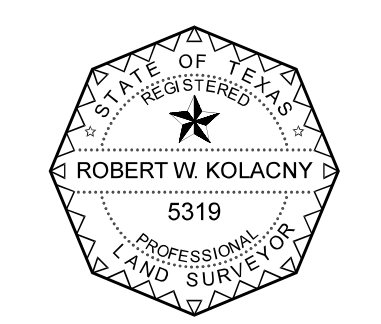
Mayor

City Secretary

Approved by the City Council this _____ day of _____, 2023.

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: September 21, 2023



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

Final Plat
of the
Richmond Commercial Subdivision
A 3.206 AC. Tract of land, situated in the
William Kincheloe League, Abstract No. 38,
in the
City of Wharton
Wharton County, TX

3 Lots 0 Reserves 1 Block		10/18/2023
Developer: Harrison Brothers Properties 108 Santa Fe Street Wharton, TX 77488 979 532 8000		
Developer: Hammer Real Estate Holdings 1430 Sandra Street Morgan City, Louisiana 70380		
		140 S. HOUSTON STREET WHARTON TEXAS 77488 979.532.8056 - Registered Professional Land Surveyors - FILE: Harrison Brothers SD.dwg PROJECT: W WhartonCitySolsAddn CPO: Sonic CRP BY: PV Amiga OFFICE (979) 532-8056 - kolacny.survey@gmail.com