



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, September 21, 2020
4:30 PM**

***CITY HALL
OR***

**[HTTPS://ZOOM.US/J/99767566056?PWD=UJF3NZJ
XOEFEMHZQUVPXU1ZONKVPUT09](https://zoom.us/j/99767566056?pwd=UJF3NZJXOEFEMHZQUVPXU1ZONKVPUT09)**

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, September 21, 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 18th day of September 2020.


By: /s/ Michael Wootton
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 September 18, 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 18th day of September 2020.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, September 21, 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 Teleconference on Monday, April 6, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Join Zoom Meeting:

<https://zoom.us/j/99767566056?pwd=UjF3NzJxOEFEMHZQUVpXU1ZoNkVpUT09>

Meeting ID: 997 6756 6056
Passcode: 000549

877 853 5257 US Toll-free

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held August 17, 2020.
2. 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.
3. Request by Charlie & Eva Schroeder for Re-Plat of 1903 Kelving Way Ct., Kelving Way, Lot 4.
4. 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.
5. 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.
6. 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.

7. 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.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	Reading of the minutes from the meeting held August 17, 2020.
<p>At this time, the Commission may review and approve the minutes from the meeting held August 17, 2020.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 18, 2020	
Approval:			
Chairman: Mike Wootton			

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

**Monday, August 17, 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, August 17, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Chairman Michael Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:43 p.m.

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

Commissioners absent were: I.O. Coleman, Jr. and Michael Quinn

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: Sohail Ali.

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 July 20, 2020. Commissioner Marshall Francis moved to approve the minutes as presented. Commissioner Bryan Honeycutt seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Sohail Ali on behalf of SIAM investment LLC for Re-Plat of Wharton, Block 57, Lots 18B & 18C. After a brief discussion, Commissioner Rob Kolacny moved to recommend the plat to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Mr. Emilio Cervantes, 604 Maple St., Washington Homes, Block 1, Lots 1 and 2 for a setback variance to build a new home over an existing property line. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. Chairman Michael Wootton adjourned the meeting at 4:48 p.m.

Michael Wootton, Chairman

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 18, 2020	
Approval:			
Chairman: Mike Wootten			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-2.

NOTE: If plat or re-plat 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.

Nestor Esquivel Barvera 09/02/2020
 Name (Printed) Date
4014 S highway 60, Wharton, TX 77488-9116 Blume rd #9 Rosenberg, TX-7-
 Physical Address Mailing Address
A200063 Abst 63, Tract 1A-1, 1A-2, 1A-3, L12, 3 832-490-0916
 Legal Address Phone
 NITIG

- *ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
- *ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

[Signature] 09/02/2020
 Signature Date

Planning commission Meeting: 9/21/2020 @ 4:30 PM Planning Comm.
 City Council Meeting: 9/28/2020 @ 7 PM. City Council

ADJACENT PROPERTY OWNER(S):

Ronald & Diane Meyers _____
 Name Phone
Abst 63, Tract 1A-1, 1A-2, 1A-3, 1B 4034 S. Hwy 60.
 Legal Address Physical Address
Carmen & Etal Williams _____
 Name Phone
Abst. 63 Tract 1A-1, 1A-2, 1A-3, Lot 6 330 Woodcove Rd
 Legal Address Physical Address

 Name Phone

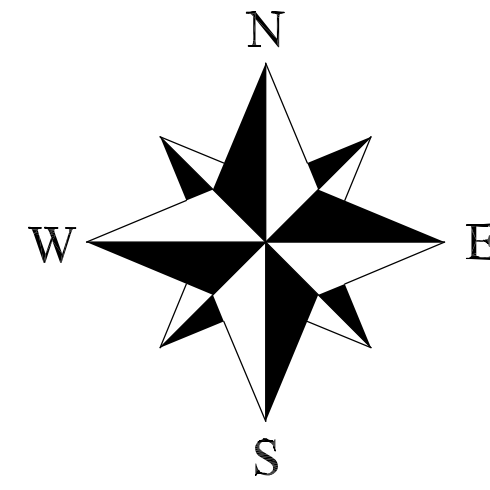
 Legal Address Physical Address

APPROVAL:

[Signature] 9.2.2020
 Planning Department Date

 Chairman of the Planning Commission Date

 Mayor Date

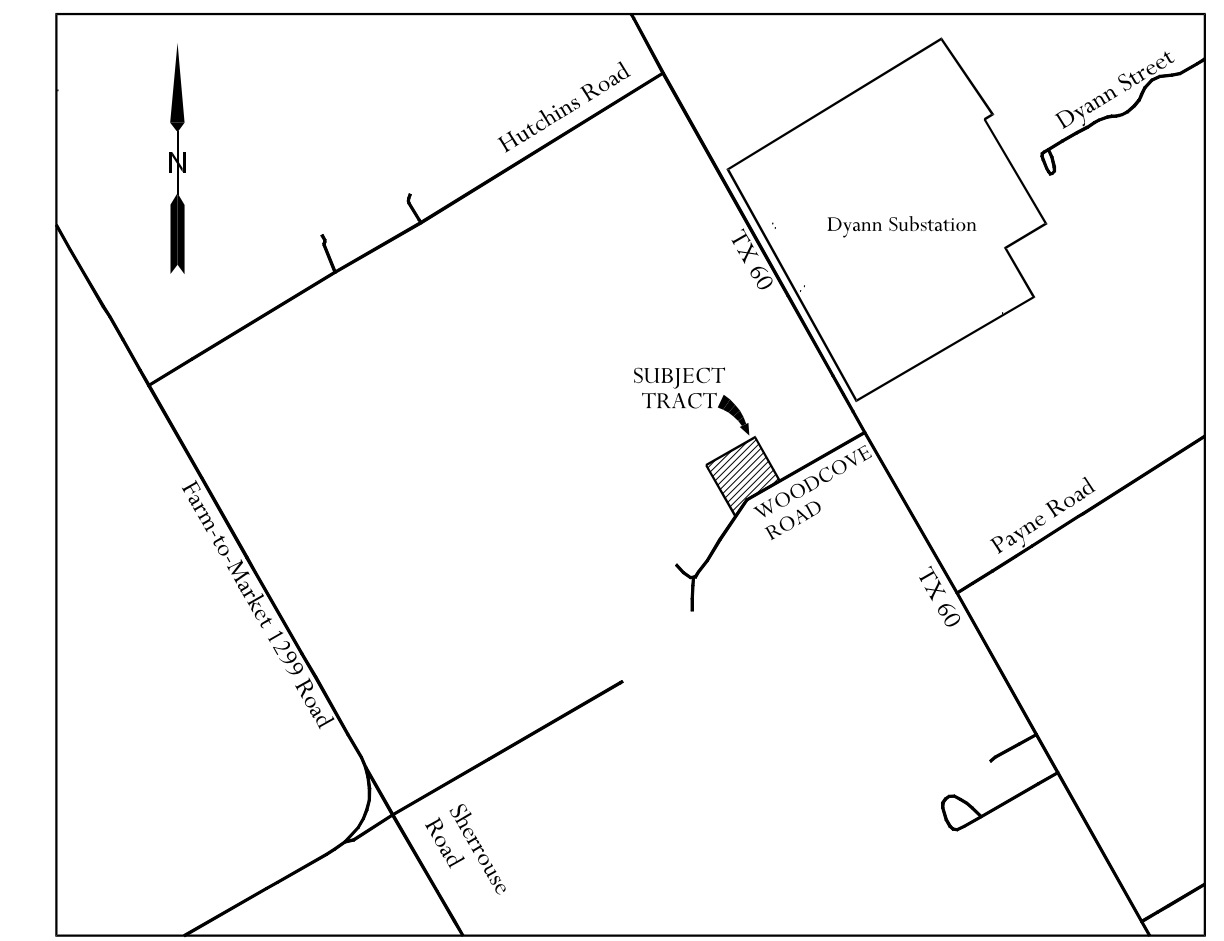


PRELIMINARY/FINAL PLAT OF THE N. E. BARRERA ESTATE SITUATED IN THE JAMES TUMLINSON SURVEY, ABSTRACT No. 63 WHARTON COUNTY, TEXAS 1 (ONE) LOT, 1 (ONE) BLOCK

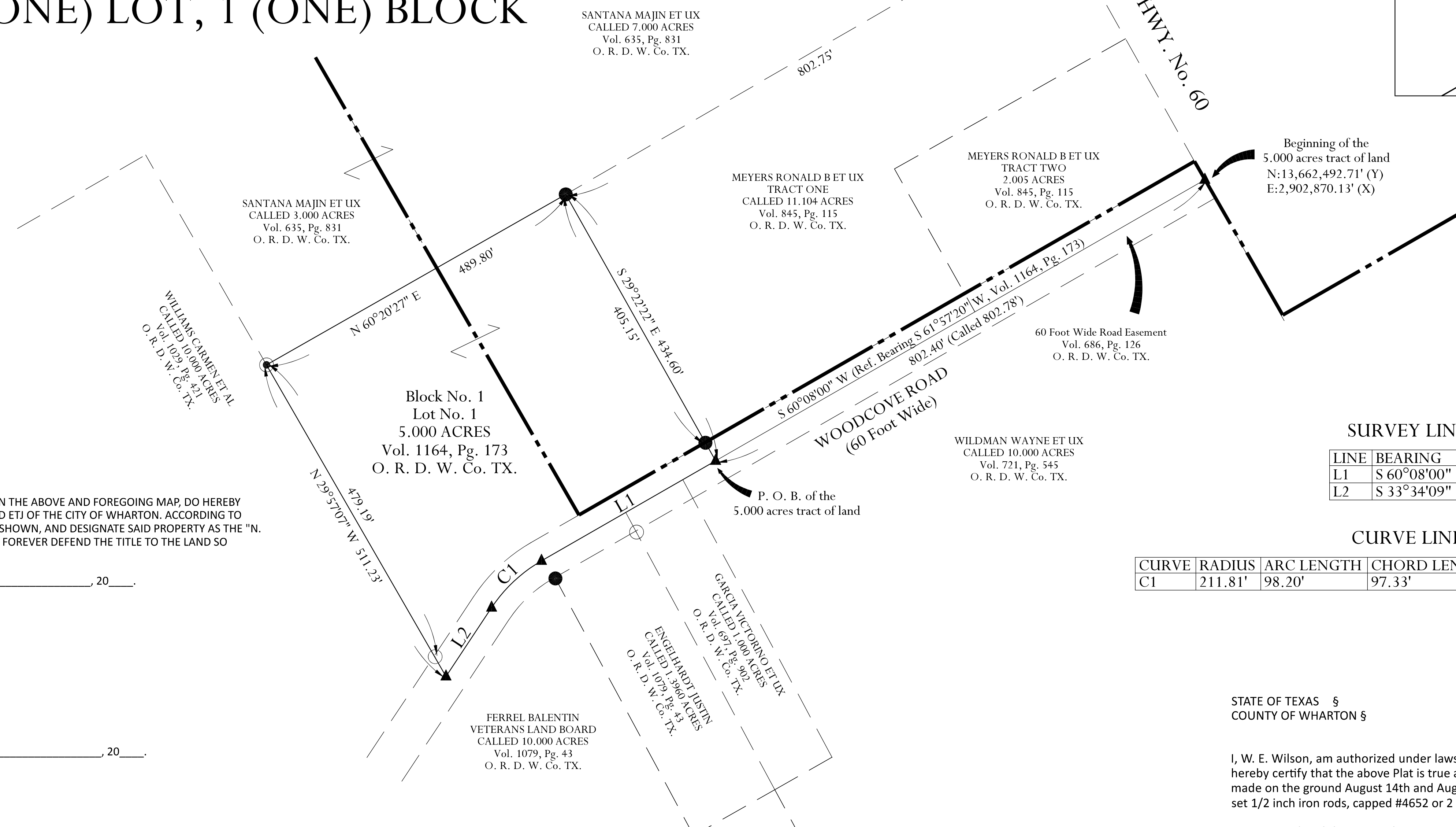
LEGEND

These standard symbols will be found in the drawing.

- Found 5/8 inch iron rod
 - ▲ Set 2 inch Mag Nail
 - Round fence corner post
 - ⊙ Found 1/2 inch iron rod (Bent)
- City of Wharton Limits



Vicinity Map
Not to scale



STATE OF TEXAS §
COUNTY OF WHARTON §
CITY OF WHARTON §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, NESTOR ESQUIVEL BARRERA, OWNER OF THE 5.000 ACRES TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP, DO HEREBY MAKE A PLAT OF SAID PROPERTY, SAID PROPERTY BEING WHOLLY IN THE CITY OF WHARTON AND ETJ OF THE CITY OF WHARTON. ACCORDING TO THE LINES, STREETS, DRIVE, LOTS, COMMON AREAS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID PROPERTY AS THE "N. E. BARRERA ESTATE", AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

Owner: Nestor Esquivel Barrera
4014 State Highway No. 60
Wharton, Texas 77488
(832) 490 - 0916

THE STATE OF TEXAS
COUNTY OF WHARTON

This Plat was acknowledged before me by _____, this _____ day of _____, 20____.

By: _____

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 _____, 20____.

Planning Commission Title Block:

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 _____, 20____.

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 THE _____ DAY OF _____, 20____. At _____ O'CLOCK _____ M.
IN SLIDE NUMBER _____ OF THE PLAT RECORDS OF WHARTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT WHARTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK, WHARTON COUNTY, TEXAS

BY: _____ DEPUTY

SURVEYOR'S NOTE:

Before a commercial or residential structure can be constructed on any lot within this subdivision, said lot must have a minimum of 1 acre of usable land for purposes of installing a septic and water well as per 30 TAC 285 regulations. Usable land shall be as defined by the Wharton County OSSF DR.

Any fill material placed within subdivision shall meet standard engineering compaction requirements as documented in the Wharton County subdivision regulations.

SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°08'00" W	285.55'
L2	S 33°34'09" W	117.41'

CURVE LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	211.81'	98.20'	97.33'	S 46°51'03" W	26°33'51"

STATE OF TEXAS §
COUNTY OF WHARTON §

I, W. E. Wilson, am authorized under laws of the State of Texas to practice the Profession of Surveying and hereby certify that the above Plat is true and correct, was prepared from an actual survey of the property made on the ground August 14th and August 30th, 2020 and that all boundary corners are noted as found or set 1/2 inch iron rods, capped #4652 or 2 inch Mag Nail.

Witness my hand this September 01st, 2020.

(W. E. Wilson)
Registered Professional Land Surveyor No. 4652
9226 Needville Fairchilds
Needville, Texas, 77461
979 793 3428

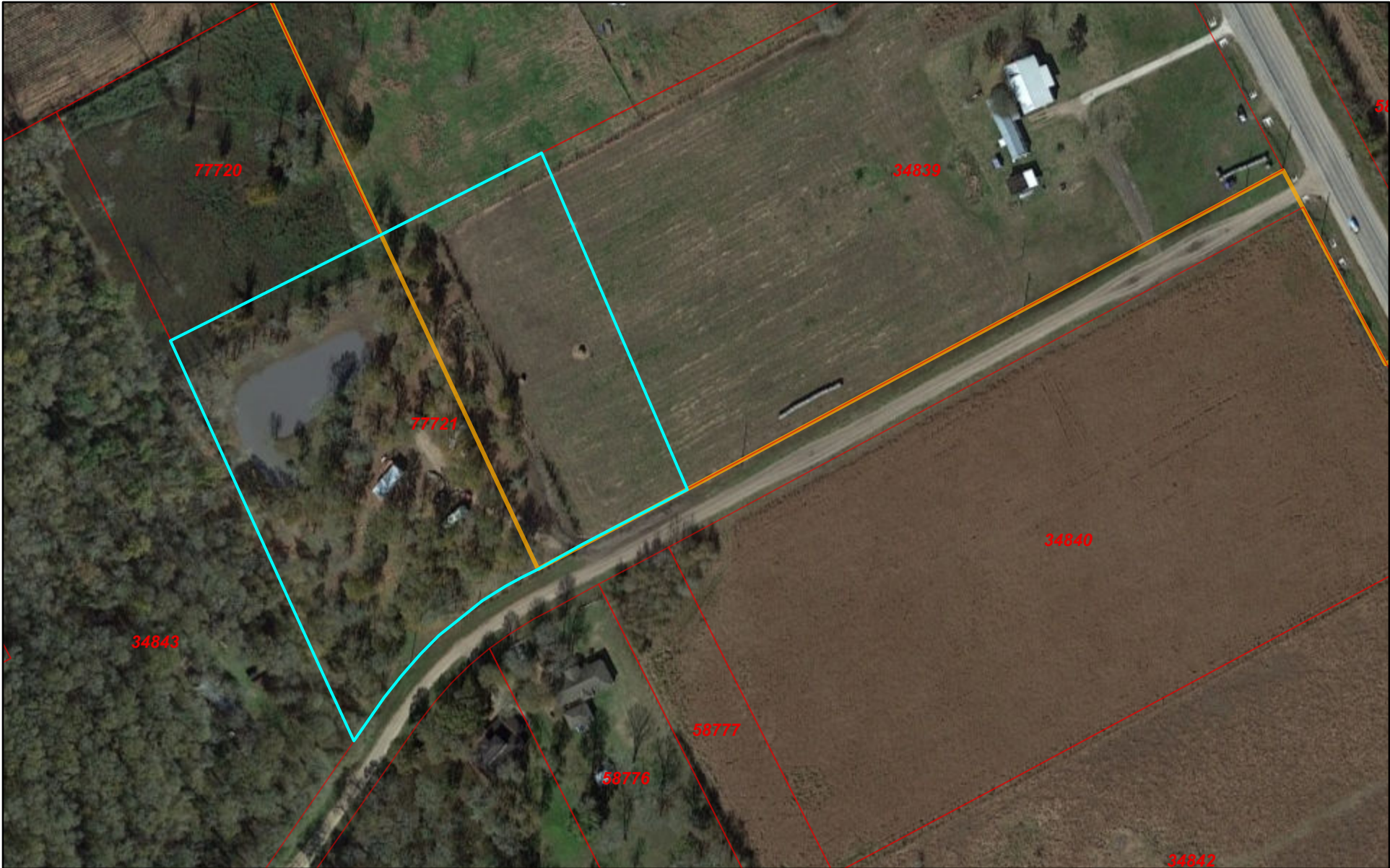
SURVEYOR'S NOTE:

- TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract called out on STEWART TITLE GUARANTY COMPANY, Commitment G. F. No. 619628, Effective date: December 27, 2019 at 8:00 am., issued January 15, 2020 at 4:16 p.m.
- All bearing are hereon are based on the Texas coordinate system of 1983, (NAD83) South Central Zone (FIPS 4204) US Feet, all distances are Grid.
- According to the Federal Emergency Management Agency (FEMA) flood insurance rate map No. 48481C0365F, Revised Date of December 21, 2017, the survey Lot lies within Zone "X" (shaded).
- This property is located within the City of Wharton and the ETJ of the City of Wharton.



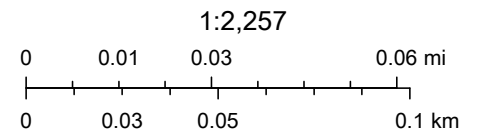
Scale: 1" = 100'

Barrera Estate Replat Map



9/3/2020, 8:22:30 AM

 Parcels  Abstracts  City Limits

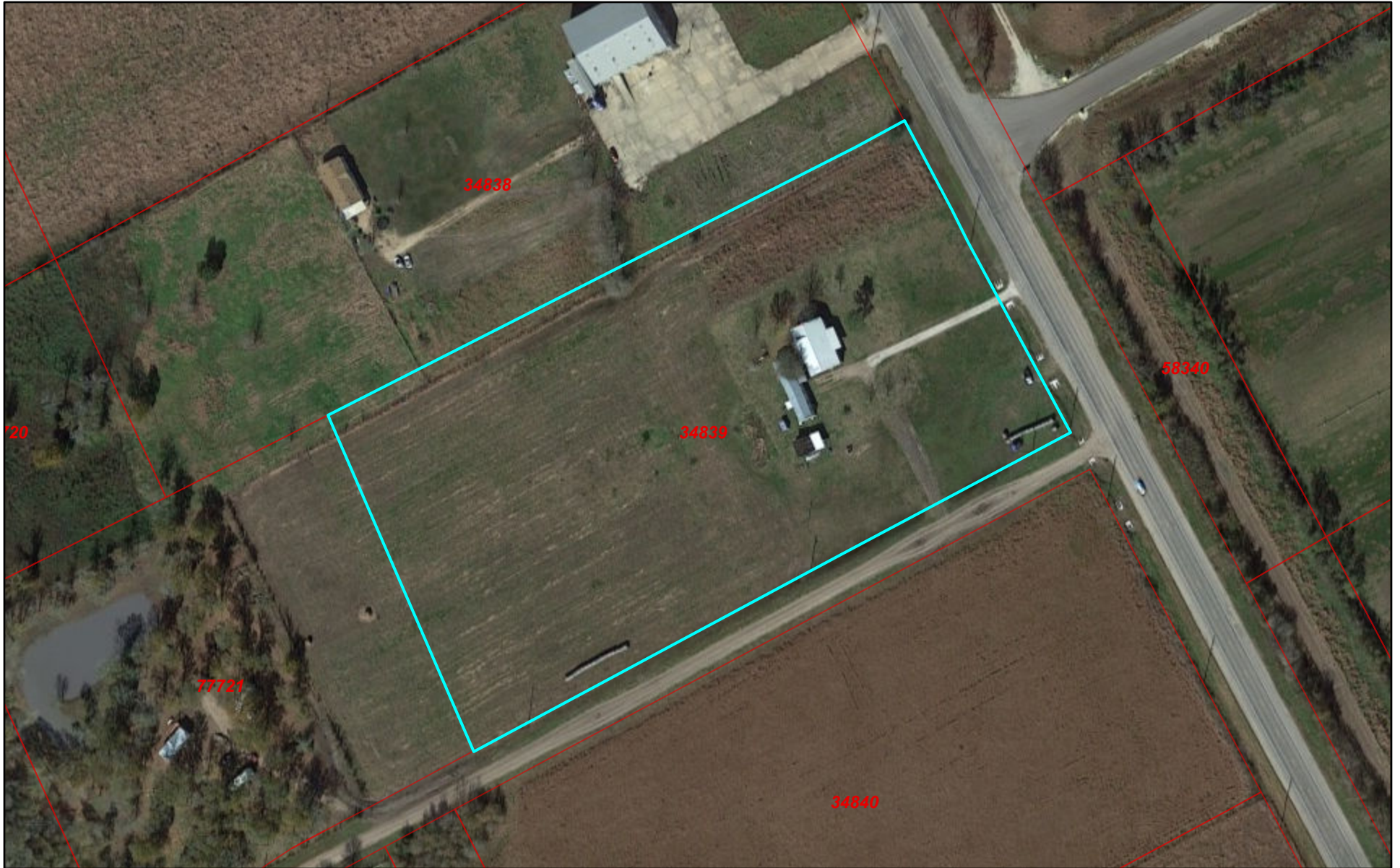


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Wharton Central Appraisal District, BIS Consulting - www.bis


Myers CAD Map

Item-2.

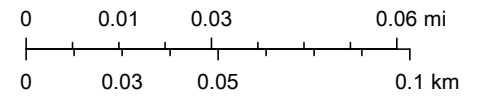


9/18/2020, 4:32:29 PM

 Parcels

 Abstracts

1:2,257



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Wharton Central Appraisal District, BIS Consulting - www.bis

Property ID: R077721 For Year 2020

Map



Source: Esri,

Property Details

Account	
Property ID:	R077721
Legal Description:	A20063 ABST.63 TRACT 1A-1,1A-2,1A-3,1B; WEST PT LT 2,3 WITTIG Acres:5.0000
Geographic ID:	20063-000-405-22
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	4034 S HWY 60
Map ID:	
Owner	
Name:	BARRERA NESTOR E
Mailing Address:	530 RIVERS EDGE DR RICHMOND, TX 77469-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Item-2.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$40,000
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,800
Agricultural Market Valuation:	\$34,200
Market Value:	\$78,000
Ag Use Value:	\$644
Appraised Value:	\$78,000
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$44,444

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.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	COUNTY JR COLLEGE	0.139340	\$78,000	\$44,444	\$61.93	
1	CONS GROUNDWATER	0.008000	\$78,000	\$44,444	\$3.56	
1	ESD#1	0.050000	\$78,000	\$44,444	\$22.22	
1	WHARTON COUNTY	0.414600	\$78,000	\$44,444	\$184.26	
1	FM & LR	0.047740	\$78,000	\$44,444	\$21.22	
3	ESD#3	0.082550	\$78,000	\$44,444	\$36.69	
7	WHARTON ISD	1.297200	\$78,000	\$44,444	\$576.53	

Total Tax Rate: 2.039430 Estimated Taxes With Exemptions: \$906.40 Estimated Taxes Without Exemptions: \$1,590.76

Property Improvement - Building

Living Area: 0.00sqft **Value:** \$40,000

Type	Description	Year Built	SQFT
RESIDENCE	RESIDENCE	0	0.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
6C	D1 - Qualified Ag Land	3	130,680.00	0.00	0.00	\$22,800	\$402
6C	E1 - Living Acrea on Ag - split acres from D to E	0.5	21,780.00	0.00	0.00	\$3,800	\$0
6C	D1 - Qualified Ag Land	1.5	65,340.00	0.00	0.00	\$11,400	\$242

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$40,000	\$38,000	\$644	\$78,000	\$0	\$44,444

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/30/2020	46	W		BARRERA NESTOR E	1164	173	

DISCLAIMER

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	Request by Charlie & Eva Schroeder for Re-Plat of 1903 Kelving Way Ct., Kelving Way, Lot 4.
<p>At this time, the Commission may review and consider a request by Charlie & Eva Schroeder for Re-Plat of 1903 Kelving Way Ct., Kelving Way, Lot 4.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 18, 2020	
Approval:			
Chairman: Mike Wootten			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-3.

NOTE: If plat or re-plat 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.

EVA & Charlie Schroeder
Name (Printed)
1903 Kelving Way Court
Physical Address
Kelvingway Estates Lot #4
Legal Address

September 10
Date
1903 Kelving Way Ct.
Wharton, TX 77488
Mailing Address
979-532-4448
Phone

- *ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
- *ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

Eva Schroeder
Signature

Sept. 10, 2020
Date

Planning commission Meeting: Sept. 21, 2020 4:30pm
City Council Meeting: Sept. 28, 2020 7:00pm

ADJACENT PROPERTY OWNER(S):

Randy & Lori Gonzalez
Name
Kelvingway Estates Lots # 5 & 6
Legal Address
Russ & Debbie Cenka
Name
Kelvingway Estates Lots # 2 & 3
Legal Address

1-(281) 831-5124
Phone
1913 Kelving Way Ct. Wharton, TX
Physical Address
1-(713) 553-7882
Phone
1813 Kelving Way Ct. Wharton, TX
Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

Guth Teus
Planning Department

9.10.2020
Date

Chairman of the Planning Commission

Date

Mayor

Date

September 10, 2020

City of Wharton

120 East Caney St.

Wharton, TX 77488

Planning Commission and City Council,

I am requesting the City's approval to abandon the 5ft. Utility Easement located on the Southeast line of Lot #3, of Kelving Way Estates. There are NO utilities located in that area.

Thank you,

A handwritten signature in black ink, appearing to read "Eva Schroeder", is written over a horizontal line.



Eva Schroeder

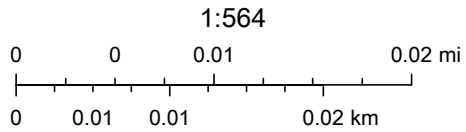
Schroeder CAD Map

Item-3.



9/18/2020, 4:44:07 PM

-  Parcels
-  Abstracts



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Wharton Central Appraisal District, BIS Consulting - www.bis

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: R058928 For Year 2020

Map



Property Details

Account	
Property ID:	R058928
Legal Description:	KELVING WAY LOT 4 Acres:0.5674
Geographic ID:	10729-000-040-10
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	1903 KELVING WAY CT
Map ID:	
Owner	
Name:	SCHROEDER CHARLES JR ETUX EVA
Mailing Address:	1903 KELVING WAY CT WHARTON, TX 77488
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$250,568
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$43,714
Land Non-Homesite Value:	\$5,718
Agricultural Market Valuation:	\$0
Market Value:	\$300,000
Ag Use Value:	\$0
Appraised Value:	\$300,000
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$300,000

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.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	COUNTY JR COLLEGE	0.139340	\$300,000	\$290,000	\$404.09	
1	CONS GROUNDWATER	0.008000	\$300,000	\$285,000	\$22.80	
1	ESD#1	0.050000	\$300,000	\$285,000	\$142.50	
1	FM & LR	0.047740	\$300,000	\$285,000	\$136.06	
1	WHARTON COUNTY	0.414600	\$300,000	\$285,000	\$1,181.61	
3	CITY OF WHARTON	0.445350	\$300,000	\$290,000	\$1,025.11	\$999.64
3	ESD#3	0.082550	\$300,000	\$288,000	\$237.74	
7	WHARTON ISD	1.297200	\$300,000	\$265,000	\$1,778.85	\$1,704.68

Total Tax Rate: 2.484780 Estimated Taxes With Exemptions: \$4,928.76 Estimated Taxes Without Exemptions: \$7,454.34

Property Improvement - Building

Living Area: 2,459.00sqft Value: \$239,027

Type	Description	Year Built	SQFT
RESIDENCE	RESIDENTIAL	1990	2,459.00
OPEN PORCH	OPEN PORCH	1990	272.00
GARAGE	GARAGE	1990	750.00
OPEN PORCH	OPEN PORCH	1990	419.00
PATIO-NO ROOF	PATIO-NO ROOF	0	238.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-E-FAR	A1 - Res. Single Family - No Ag	0.5018	21,857.00	92.15	237.19	\$43,714	\$0
WH-E-FAR	A1 - Res. Single Family - No Ag	0.0656	2,859.00	0.00	0.00	\$5,718	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$250,568	\$49,432	\$0	\$300,000	\$0	\$300,000
2019	\$250,568	\$49,432	\$0	\$300,000	\$14,168	\$285,832
2018	\$210,935	\$49,432	\$0	\$260,367	\$0	\$260,367
2017	\$200,891	\$49,432	\$0	\$250,323	\$0	\$250,323
2016	\$204,389	\$49,432	\$0	\$253,821	\$0	\$253,821
2015	\$200,486	\$42,017	\$0	\$242,503	\$0	\$242,503
2014	\$196,556	\$40,781	\$0	\$237,337	\$0	\$237,337
2013	\$186,081	\$44,489	\$0	\$230,570	\$0	\$230,570
2012	\$201,373	\$49,432	\$0	\$250,805	\$0	\$250,805
2011	\$183,066	\$49,432	\$0	\$232,498	\$0	\$232,498

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2002	0			SCHROEDER CHARLES JR ETUX EVA		2064	

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 18, 2020	
Approval:			
Chairman: Mike Wootten			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-4.

NOTE: If plat or re-plat 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.

<u>Wharton ISD Stadium</u> Name (Printed) <u>1234 Boling Hwy, Wharton TX 77488</u> Physical Address <u>A20001, Abst. 1, Tract 20A = 20A-1 + Brod Acres, Lot 179</u> Legal Address	<u>09/18/2020</u> Date <u>2100 N Fulton, Wharton TX 77488</u> Mailing Address <u>979-532-3612</u> Phone
--	--

***ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
*ATTACH TAX CERTIFICATES.**

SIGNATURE OF APPLICANT:

 Signature	<u>9/18/2020</u> Date
---	--------------------------

Planning commission Meeting: 9-21-2020 4:30 pm
City Council Meeting: 9-28-2020 7pm

ADJACENT PROPERTY OWNER(S):

<u>James + Karen Schultz</u> Name <u>A2001, Abst. 1, Tract 20A-2</u> Legal Address	 Phone <u>Stadium Rd</u> Physical Address
---	--

 Name Legal Address	 Phone Physical Address
 Name Legal Address	 Phone Physical Address

APPROVAL:

 Planning Department	<u>9.18.2020</u> Date
--	--------------------------

 Chairman of the Planning Commission	 Date
---	----------

 Mayor	 Date
-----------	----------

**Preliminary
Plat to be
provided at
Meeting**

Property ID: R026997 For Year 2020

Map



Property Details

Account	
Property ID:	R026997
Legal Description:	A20001 ABST.1 TRACT 20A-1 Acres:20.4000
Geographic ID:	20001-000-056-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	FM 1301
Map ID:	
Owner	
Name:	WHARTON ISD
Mailing Address:	2100 N FULTON WHARTON, TX 77488
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property ID: R053772 For Year 2020

Map



Property Details

Account	
Property ID:	R053772
Legal Description:	A20001 ABST.1 TRACT 20A Acres:18.6800
Geographic ID:	20001-000-055-10
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	STADIUM RD
Map ID:	
Owner	
Name:	WHARTON ISD
Mailing Address:	2100 N FULTON WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property ID: R012050 For Year 2020

Map



Property Details

Account	
Property ID:	R012050
Legal Description:	BROD ACRES BLOCK 17G Acres:1.3454
Geographic ID:	10135-017-007-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	E BOLING HWY
Map ID:	
Owner	
Name:	WHARTON COUNTY JR COLLEGE ATTN: BRYCE KOCIAN VP OF FINANCE
Mailing Address:	911 E BOLING HWY WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	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.
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At this time, the Commission may 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.

See attached application and Draft Re-Plat.

Community Development Director: Gwyneth Teves	Date: Friday, September 18, 2020
Approval:	
Chairman: Mike Wootten	

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-5.

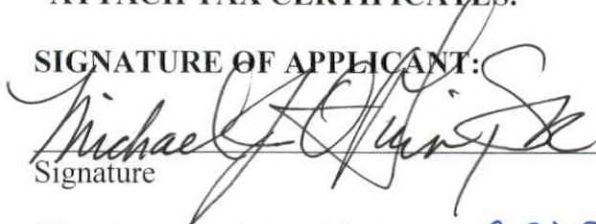
NOTE: If plat or re-plat request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time.

Wharton ISD Ag Center
Name (Printed)
2403 Abell St, Wharton TX 77488
Physical Address
Wm. Kincheloe, Block 57A-1
Legal Address

09/18/2020
Date
2100 N Fulton, Wharton TX 77488
Mailing Address
979-532-3612
Phone

***ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
*ATTACH TAX CERTIFICATES.**

SIGNATURE OF APPLICANT:


Signature

9/18/2020
Date

Planning commission Meeting: 9.21.2020 430p
City Council Meeting: 9.28.2020 7pm

ADJACENT PROPERTY OWNER(S):


New Faith Baptist Church
Name
Wm. Kincheloe, Blk 570-1A, 570-2A
Legal Address
Troy + Brenda Zahradnik
Name
Wm. Kincheloe, Blk 570-1
Legal Address

Phone
2412 N. Walnut
Physical Address
Phone
2328 N. Walnut
Physical Address

Name
Legal Address

Phone
Physical Address

APPROVAL:


Planning Department

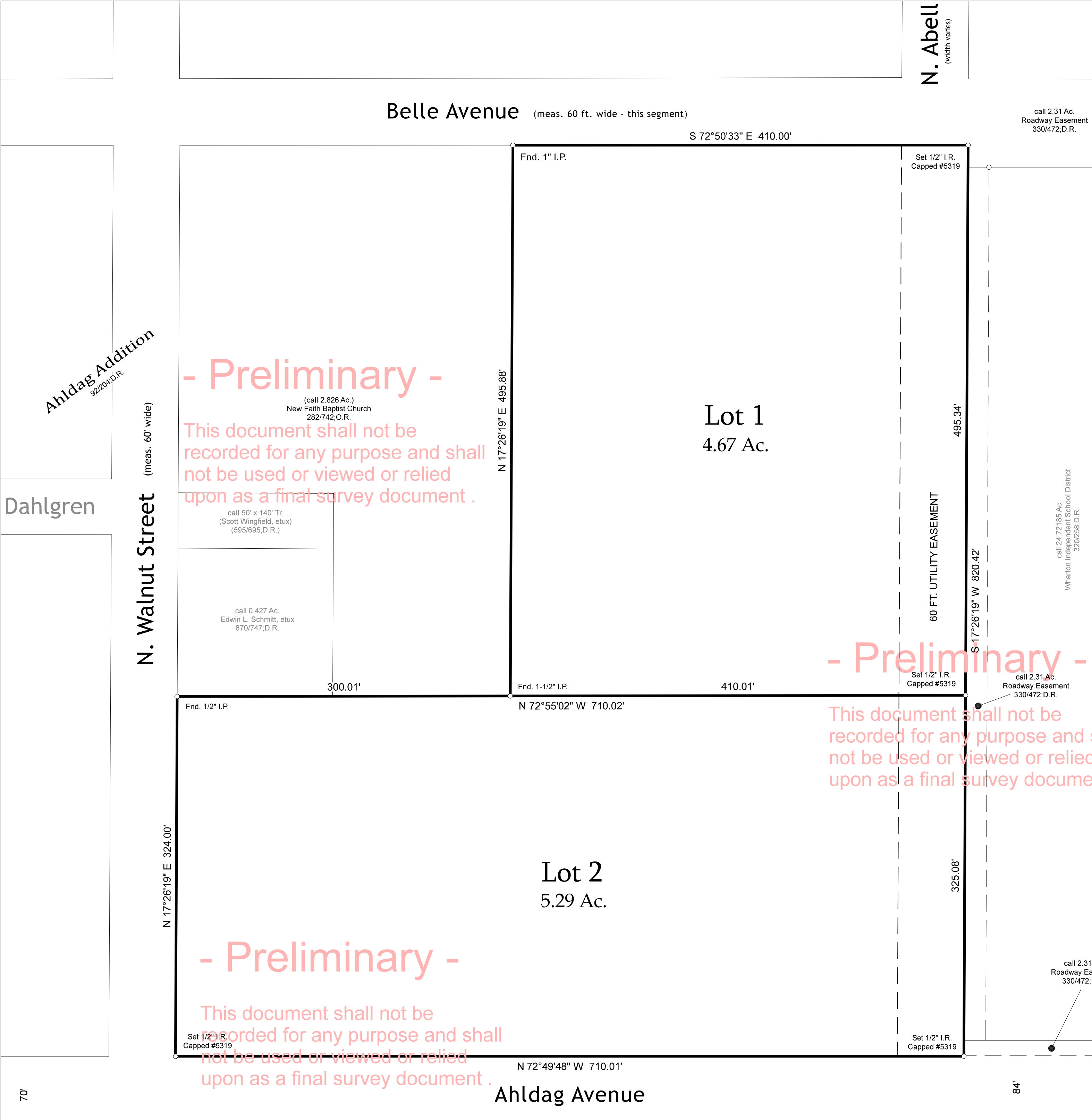
9.18.2020
Date

Chairman of the Planning Commission

Date

Mayor

Date



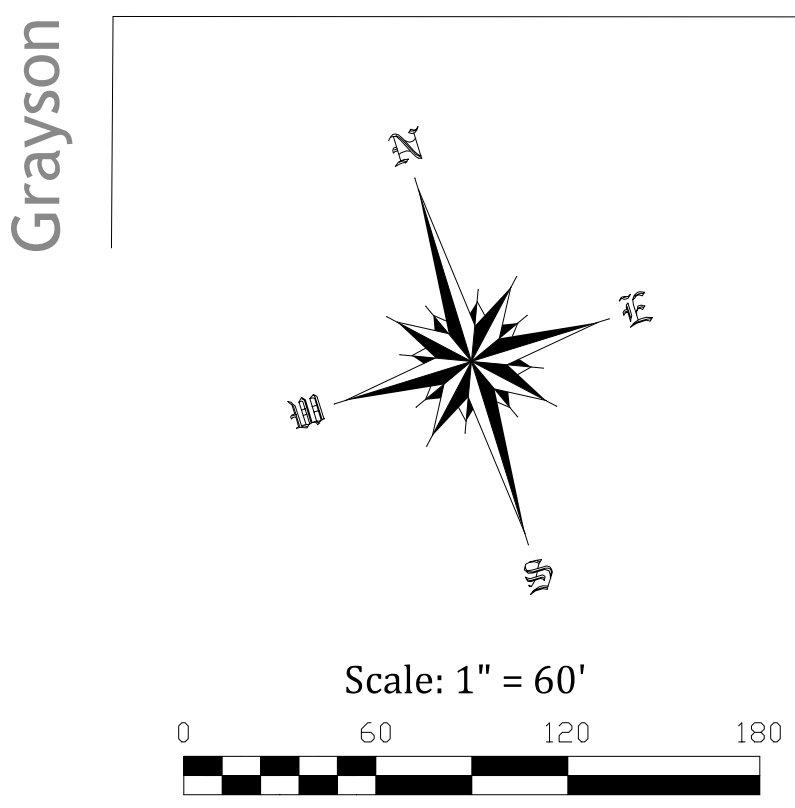
- Preliminary -
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

- Preliminary -
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

- Preliminary -
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Note:
This tract is located wholly within the city limits of the City of Wharton, Wharton County, Texas.

Flood Hazard Boundary Information:
As of this date (December, 2019), the "WISD Koehl Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Community No. 480654, Map No. 48481C0355 F, dated December 21, 2017. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 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

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 the _____ day of _____, 2020.

At _____ O'clock _____ M. In Slide Number _____ of the Plat Cabinet Records III, of Wharton County, Texas.

Witness my hand and seal of office, at Wharton, Wharton County, Texas, the day and date last above written.

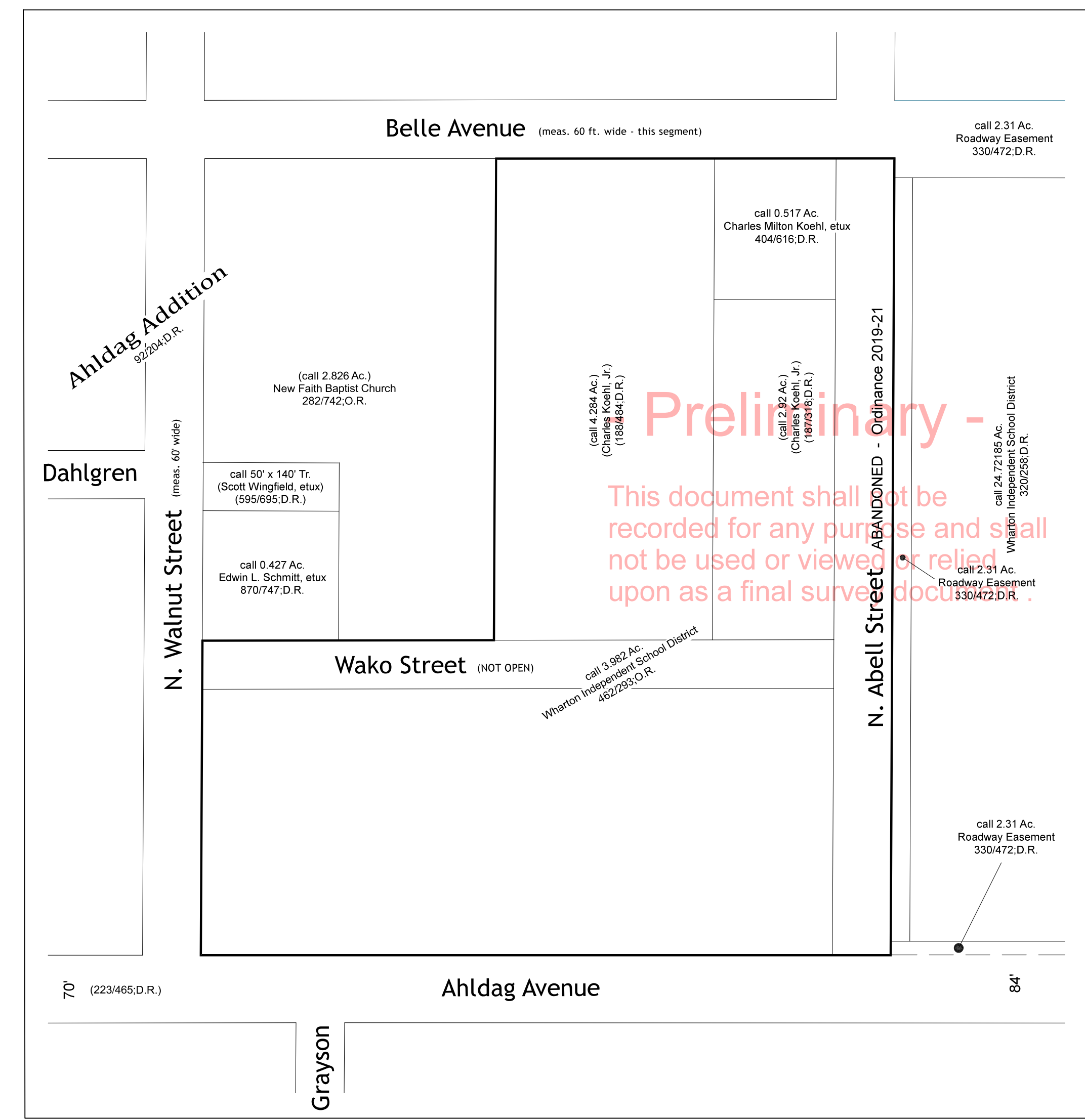
County Clerk, Wharton County, Texas

By: _____
Deputy

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: October 30, 2019.

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



Property Before Development
Scale: 1" = 100'

- Preliminary -
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

THE STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

Known all men by these presents, _____, owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designates said property as the "WISD Koehl 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 in Wharton, Wharton County, Texas, this _____ day of _____, 2020.

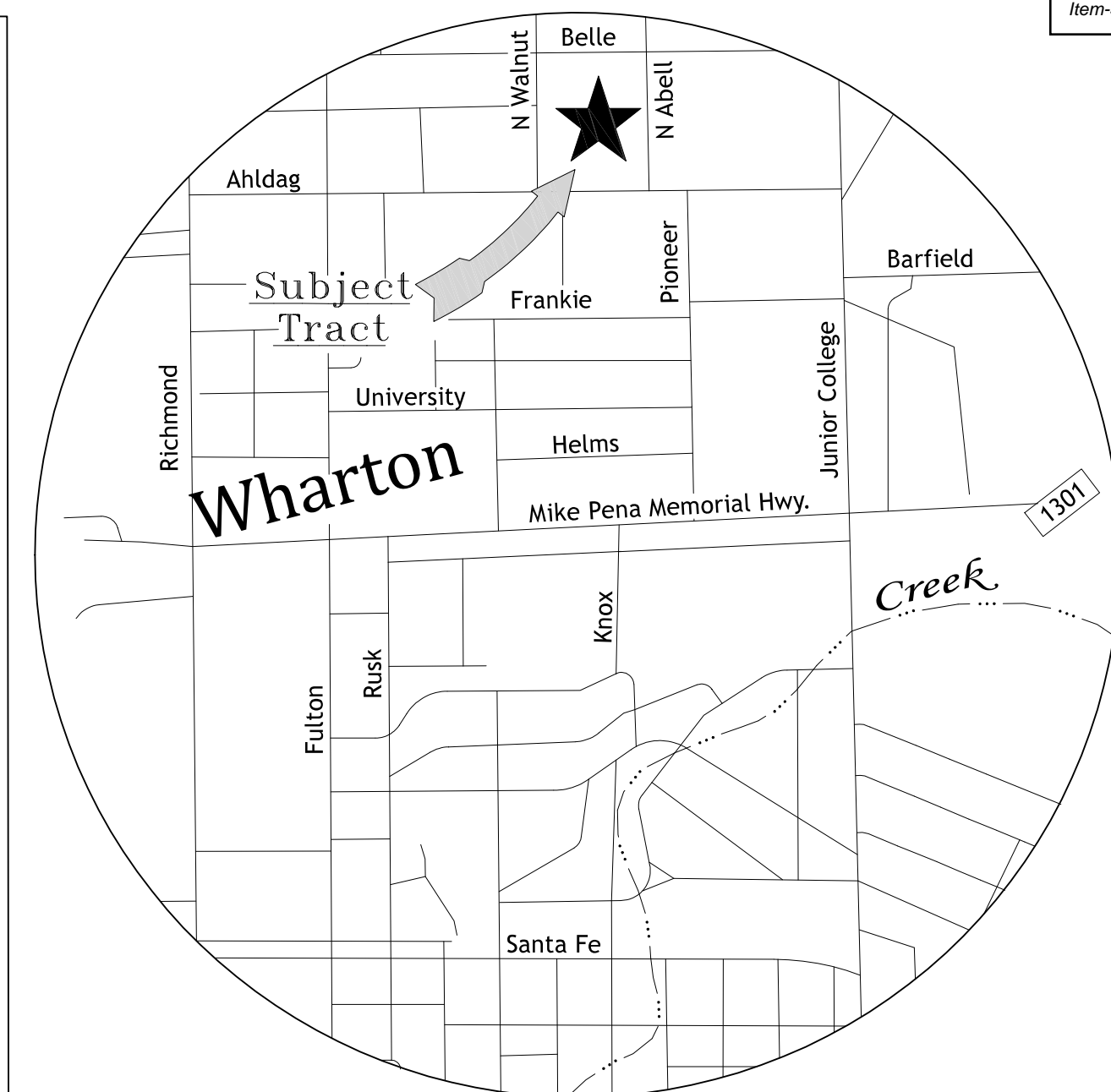
Michael J. O'Guin
Superintendent

THE STATE OF TEXAS
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Michael J. O'Guin, 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 _____, 2020.

By _____
Notary Public in and for the State of Texas



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 _____, 2020.

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 _____, 2020.

Preliminary Plat of the WISD Koehl Subdivision in the City of Wharton, William Kincheloe League, Abstract No. 38, Wharton County, Texas

2 Lots 0 Reserves 1 Block 09/16/2020

Developer:
Wharton I. S. D.
2100 N. Fulton St.
Wharton, TX 77488

ROBERT W. KOLACNY
AND ASSOCIATES, L.L.C.
REGISTERED PROFESSIONAL LAND SURVEYORS
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
FILE: WISD Koehl SD.dwg PROJECT: W:\Wharton\City\Hewes\Add\New\Ism\CRD - NEW CRD OFFICE (979) 532-8056 - kolacnysurvey@gmail.com BY: PV Arraga

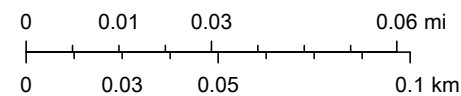
WISD Ag Map



9/18/2020, 4:58:58 PM

Override 1 Parcels Abstracts

1:2,257



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Wharton Central Appraisal District, BIS Consulting - www.bis

Property ID: R018402 For Year 2020

Map



Property Details

Account	
Property ID:	R018402
Legal Description:	WM.KINCHELOE BLOCK 57A-1 Acres:0.5912
Geographic ID:	10728-057-002-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	2403 N ABELL
Map ID:	
Owner	
Name:	WHARTON ISD
Mailing Address:	2100 N FULTON WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	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.
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At this time, the Commission may 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.

See attached application and Draft Re-Plat.

Community Development Director: Gwyneth Teves	Date: Friday, September 18, 2020
Approval:	
Chairman: Mike Wootten	

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT**

Item-6.

NOTE: If plat or re-plat 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 ISD Baseball	09/18/2020
_____ Name (Printed)	_____ Date
602 Old Boling Rd, Wharton TX 77488	2100 N Fulton, Wharton TX 77488
_____ Physical Address	_____ Mailing Address
Wm. Kincheboe, Blk 64B, 64B-2 Abost 38 TR 64BR2	979-532-3612
_____ Legal Address	_____ Phone

***ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
*ATTACH TAX CERTIFICATES.**

SIGNATURE OF APPLICANT:

	9/18/2020
_____ Signature	_____ Date

Planning commission Meeting: 9.21.2020 430p
City Council Meeting: 9.28.2020 7pm

ADJACENT PROPERTY OWNER(S):

First Presbyterian Church	_____ Phone
_____ Name	1602 John Knox
Wm. Kincheboe, Blk 64A-1, 64B-1	_____ Physical Address
_____ Legal Address	_____ Phone
Joe Prasifka	905 Sunny Lane
_____ Name	_____ Physical Address
Mayfair, Blk 7, Lot 1, 2	_____ Phone
_____ Legal Address	715 Bob O Link
Stanley Kocurek - Joyce Salas	_____ Physical Address
_____ Name	_____ Phone
Mayfair, Blk 7, Lot 3	_____ Physical Address
_____ Legal Address	

APPROVAL:

	9.18.2020
_____ Planning Department	_____ Date

_____ Chairman of the Planning Commission	_____ Date
--	---------------



_____ Mayor	_____ Date
----------------	---------------

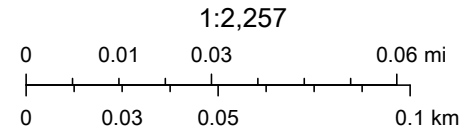
**Preliminary
Plat to be
provided at
Meeting**

WISD Baseball/Sivells



9/18/2020, 5:04:54 PM

-  Parcels
-  Abstracts



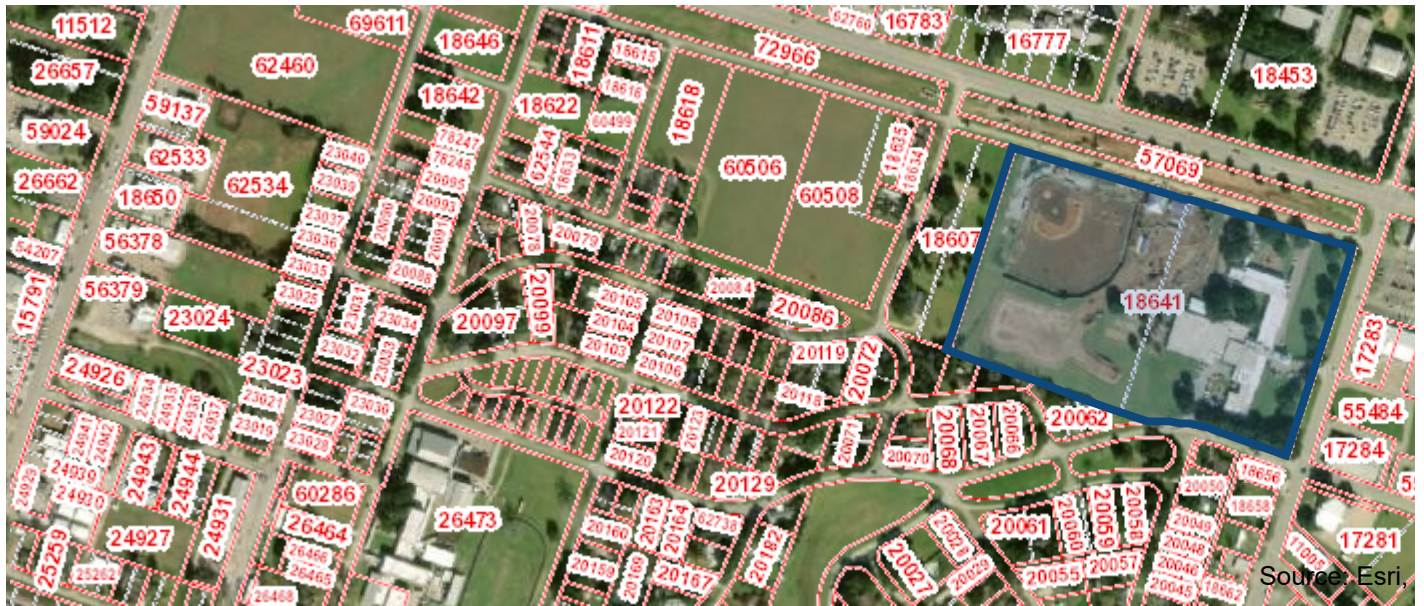
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Wharton Central Appraisal District, BIS Consulting - www.bis

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: R018641 For Year 2020

Map



Property Details

Account	
Property ID:	R018641
Legal Description:	WM.KINCHELOE BLOCK 64B,64B-2 ABST 38 TR 64B RR Acres:25.1847
Geographic ID:	10745-064-290-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	800 E BOLING HWY
Map ID:	
Owner	
Name:	WHARTON ISD
Mailing Address:	2100 N FULTON WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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

PLANNING COMMISSION

Meeting Date:	9/21/2020	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 18, 2020	
Approval:			
Chairman: Mike Wootten			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Item-7.

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.

Diondre Brown
Name (Printed)
827 Spanish Camp Rd.
Physical Address
Wharton, Block 61, Lot 19.
Legal Address

8/12/2020
Date
PO Box 40 G, Lew, Florida, TX 77443
Mailing Address
(979) 216-6385
Phone

Describe the variance request and the reason for requesting variance:

Requesting Variance to place 12x34 structure for Barber Shop.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Diondre Brown
Signature
8/12/2020
Date
Planning Commission Meeting: 8/17/2020 @ 4:30p.
City Council Meeting: 8/24/2020 @ 7pm.

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

ADJACENT PROPERTY OWNER (S):

Heberto Garcia
Name
Wharton, Block 61, Lot 20B
Legal Address

Phone
823 Spanish Camp Rd.
Physical Address

Centerpoint Energy Houston Electric
Name
Wharton, Block 61, Lot 17, 18, 24A, 25A, 26B-1
Legal Address

Phone
Spanish Camp and Kaiser
Physical Address

R D. Moses
Name
Wharton, Block 61, Lot 24, 25, 26A, 26B, 27, 28
Legal Address

Phone
299 N Ford
Physical Address

APPROVAL:

Josh Tew
Planning Department

9.14.2020
Date

Chairman of the Planning Commission

Date

Mayor
F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014

Date


827 Spanish Camp Rd

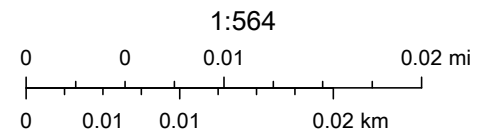
Item-7.



9/18/2020, 3:26:08 PM

 Parcels

 Abstracts



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Wharton Central Appraisal District, BIS Consulting - www.bis

- Page 42 -

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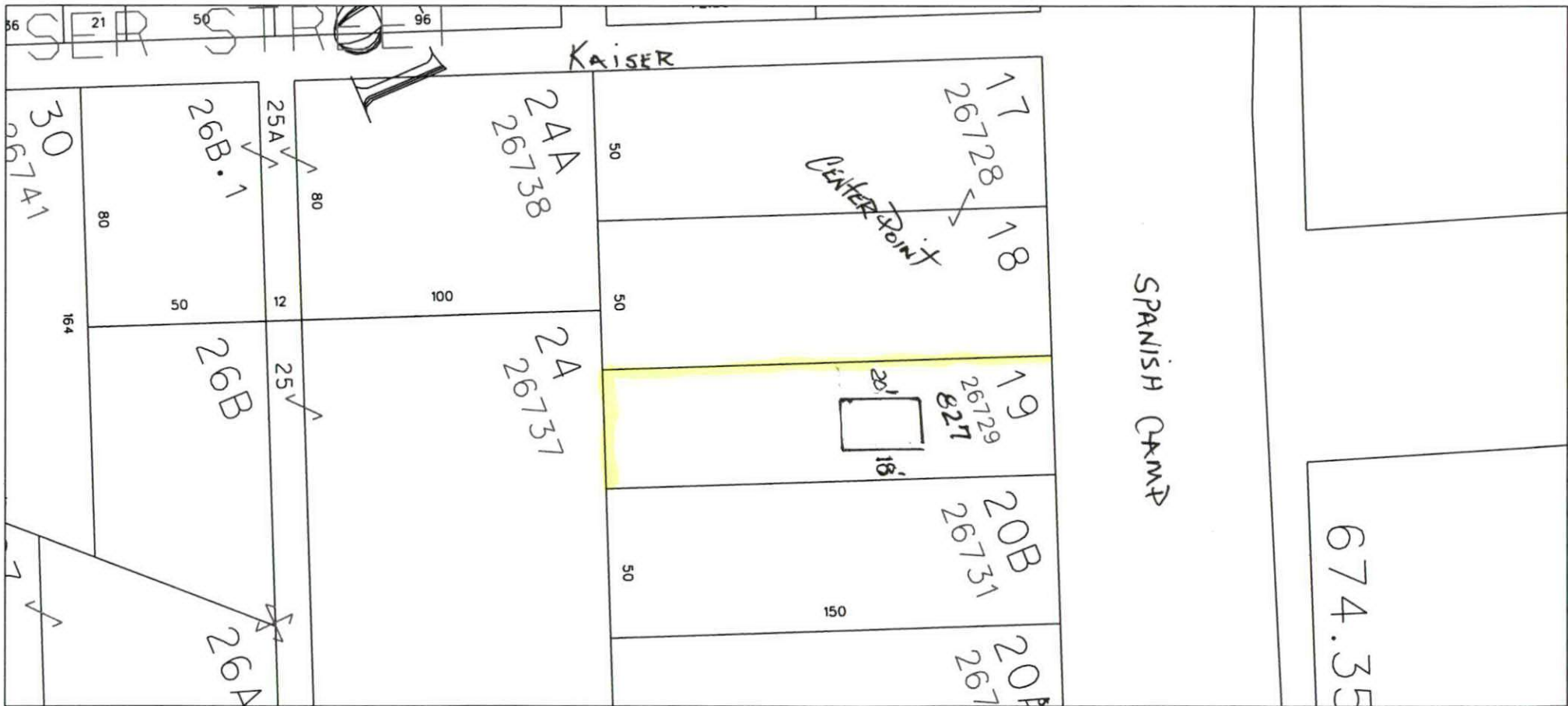
Property ID: R026729 For Year 2020

Map



Property Details

Account	
Property ID:	R026729
Legal Description:	WHARTON BLOCK 61 LOT 19 Acres:0.1722
Geographic ID:	11445-061-190-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	827 SPANISH CAMP RD
Map ID:	
Owner	
Name:	MARTIN TAMARA C
Mailing Address:	1116 KINGSTON DR WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



...Wharton County Maps 2012-07-18.dgn 9/15/2020 8:34:57 AM







City of Wharton

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

September 2, 2020

Dear Mr. Herberto Garcia:

The City of Wharton has received a request from me, Deondre Brown, for a variance from the City Codes.

If you have no objection, to placing my 12 ft. x 34 ft. building 18 feet from the required 20 feet from your property line please sign below.

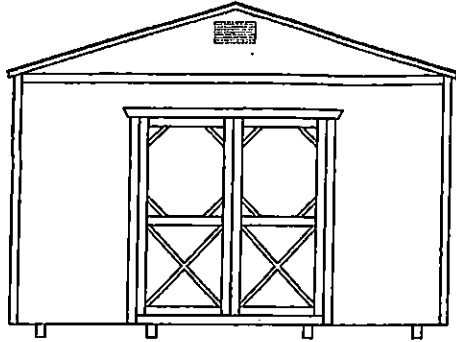
Herberto Garcia 9-10-2020

Herberto Garcia & Date

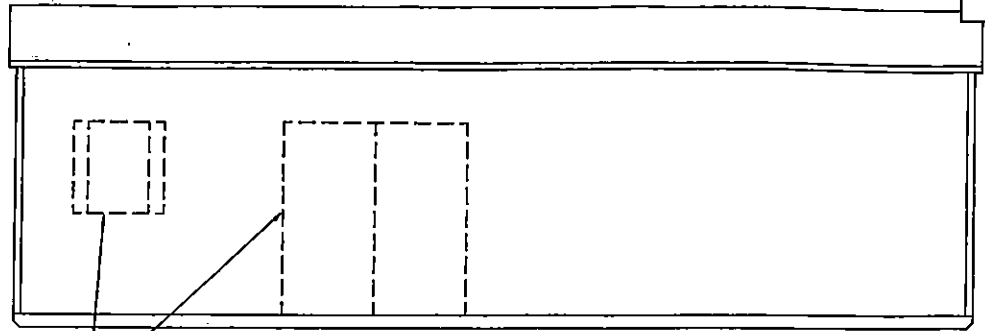
979-253-4832

Diondre Brown 9-10-2020

Diondre Brown & Date



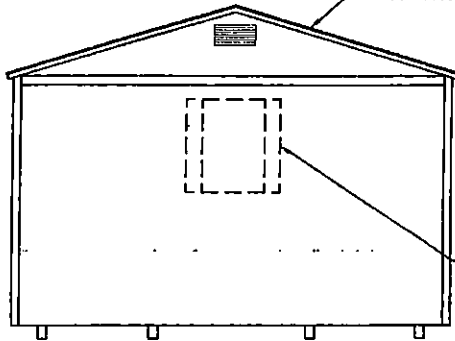
FRONT ELEVATION



DOOR AND WINDOW LOCATIONS VARY PER CUSTOMER.

SIDE ELEVATION

FIBERGLASS/ASPHALT SHINGLES OR 29 GA. METAL ROOFING



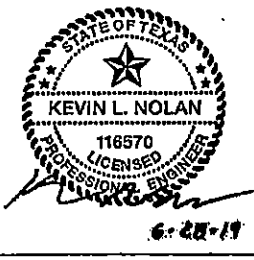
OPTIONAL DOOR OR WINDOW: LOCATIONS VARY PER CUSTOMER.

REAR ELEVATION

NOTE:

WINDOWS, DOORS, AND TRIM SHOWN ARE CONCEPTUAL. ACTUAL WINDOW, DOOR, AND TRIM MAY VARY PER CUSTOMER REQUEST.

UTILITY SHED/CABIN--TEXAS--WIND=150 MPH--IBC 2018



PROJECT NO:	
DATE:	06-28-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-4-UB
SCALE: 1/4" = 1'-0"