

**NOTICE OF MEETING OF THE  
GOVERNING BODY OF  
CITY OF WHARTON**

Notice is hereby given that a regular meeting of the governing body of the City of Wharton will be held on the 26th day of October 2015 at 7:00 p.m., at \_\_\_\_\_ located at \_\_\_\_\_

120 East Caney Street

Wharton, Texas 77488

Wharton, Texas, at which time the following subjects will be discussed, to-wit: \_\_\_\_\_

See attached agenda.

Dated this 22nd day of October 2015.

By: \_\_\_\_\_

**Domingo Montalvo, Jr., Mayor**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Wharton 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 in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 22, 2015, at 4:30, and remained so posted continuously for at least 72 hours preceding the schedule time of said Meeting.

The City of Wharton City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are 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 22nd day of October 2015.

**CITY OF WHARTON, TEXAS**

By: \_\_\_\_\_

**Paula Favors, City Secretary**

**AGENDA**  
**CITY OF WHARTON**  
**Regular City Council Meeting**  
**Monday, October 26, 2015**  
**City Hall - 7:00 p.m.**

1. **Call to Order – Opening Devotion – Pledge of Allegiance.**
2. **Roll Call and Excused Absences.**
3. **Public Comments.**
4. **Wharton Moment.**
5. **Proclamation:** Recognizing Disability Employment Awareness Month.
6. **Review & Consider:** City of Wharton Financial Report for September 2015.
7. **Review & Consider:** Request by GulfSouth Development, LLC in reference to Wm. Kincheloe League, Block 57A PT & 57C for the following variances prior to development:
  - a) Variance for concrete curb and gutter requirements as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home park shall conform to the following requirements:, (4) All mobile home lots shall abut upon a public street, common area street or driveway and shall meet the following requirements:, e. Along all private common area streets or driveways, concrete curb gutter shall be constructed by the park owner in accordance with the most current edition of the design standards for the city.
  - b) Variance for concrete roads 6” thick as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home

park shall conform to the following requirements:, (4) All mobile home lots shall abut upon a public street, common area street or driveway and shall meet the following requirements:, d. 1. The minimum quality of all public streets which are to be dedicated to the city and private common area streets or driveways shall be six inches of concrete and constructed in accordance with the most current edition of the Design Standards for the City.

c) Variance for street lighting inside lot as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home park shall conform to the following requirements:, (4) All mobile home lots shall abut upon a public street, common area street or driveway and shall meet the following requirements:, c. All private common area streets or driveways shall be well marked in the daytime and lighted at night.

d) Variance for the minimum of 3,500 SF for a lot size and 35' wide at front stand as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home park shall conform to the following requirements:, (2) Each mobile home lot within the park shall: a. Consist of a minimum of 3,600 square feet; and b. Be at least 35 feet wide at the front stand.

e) Variance for 28' wide road requirement as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home park shall conform to the following requirements:, (4) All mobile home lots shall abut upon a public street, common area street or driveway and shall meet the following requirements:, a. Public entrance, private entrance and any public or private collector streets within the mobile home park shall be at least 280 feet wide. b. All other private common area

streets or driveways within the mobile home park shall be at least 28 feet wide.

f) Variance from 20' setback requirements for side and rear as stated in Chapter 18 – Buildings and Construction, Article III – Construction Codes, Section 18-77 – Building line setback requirements, (e) Commercial: (1) Minimum front building line setback: 25 feet, except that where abutting or adjacent to major thoroughfare, the minimum front building line setback requirement shall be 35 feet. (2) Minimum interior side building line setback: Ten feet, except where abutting existing or proposed residential uses, in which case the minimum interior side building line setback shall be 20 feet. (3) Minimum exterior side building line/street setback: Abutting or adjacent to a major thoroughfare, a minimum 25-foot setback shall be maintained. Abutting or adjacent to other streets, fifteen (15) feet minimum setback shall be maintained. (4) Minimum rear building line setback: Ten feet, except where abutting existing or proposed residential uses, in which event the rear building line setback shall be 20 feet. Also, if the building is abutting or adjacent to a major thoroughfare, the minimum rear building line setback shall be 25 feet. Other streets shall require a minimum 15 feet rear building line setback.

g) Variance on 150 cubic foot storage requirement for each site as stated in Chapter 38 – Manufactured Housing, Mobile Homes and Travel Trailers, Article III – Mobile Home, manufactured Housing and Recreational Vehicle Parks, Division 5 – Mobile Home Park Standards, Section 38-212 – Requirements and principles., (a) The mobile home park shall conform to the following requirements:, (6) For each mobile home lot there shall be provided an attached or detached storage building of a minimum of 150 cubic feet.

**8. Review and Consider:**

A request by Ms. Yvonne Hawkins, 137 S. Fulton St., Wharton, Block 7, Lot 5b for a 7' interior side building line setback variance from the required 10' minimum interior side building line setback for the placement of a 18' by 30' storage building. The business will be opening as Premier Party Rental, LLC

9. **Review & Consider:** Wastewater Treatment Plant No. 1 Improvements for the City of Wharton:
  - A. Request Payment No. 1 from B-5 Construction.
  
10. **Review & Consider:** Ahldag Addition Sanitary Sewer System Improvement Project. - TXCDBG Contract No. 713510:
  - A. Request Payment No. 5 from Supak Construction Inc.
  
11. **Review & Consider:** **Resolution:** A resolution providing for the public sale of property acquired by the City of Wharton from delinquent taxes.
  
12. **Review & Consider:** Update of City of Wharton on-going Projects.
  
13. **Review & Consider:** Appointments to the City of Wharton Boards, Commissions, and Committees:
  - A. Beautification Commission.
  - B. Building Standards Commission.
  - C. Holiday Light Decorating Chairman.
  - D. Mayor's Committee on People with Disabilities.
  - E. Central Appraisal District of Wharton County Board of Directors.
  
14. **Review & Consider:** City Council Boards, Commissions and Committee Reports:
  - A. Beautification Commission meeting held on October 14, 2015.
  - B. Building Standards Commission meeting held on October 15, 2015.
  - C. Planning Commission meeting held on October 19, 2015.
  - D. Wharton Economic Development Corporation meeting held on October 19, 2015.
  - E. Mayor's Committee on People with Disabilities meeting held on October 21, 2015.

**15. Review & Consider: City Manager's Reports.**

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| <b>A.</b> City Secretary/Personnel.                                      | <b>H.</b> Fire Inspector.              |
| <b>B.</b> Code Enforcement.  | <b>I.</b> Legal Department.            |
| <b>C.</b> Community Services Department /<br>Civic Center.               | <b>J.</b> Municipal Court.             |
| <b>D.</b> Emergency Management.  | <b>K.</b> Police Department.           |
| <b>E.</b> E.M.S. Department.   | <b>L.</b> Public Works Department.     |
| <b>F.</b> Facilities Maintenance Department /<br>Wharton Municipal Pool. | <b>M.</b> Water / Sewer Department.    |
| <b>G.</b> Fire Department.   | <b>N.</b> Weedy Lots / Sign Ordinance. |
|  | <b>O.</b> Wharton Regional Airport.    |

**16. Adjournment.**