



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, October 21, 2024
4:30 PM**

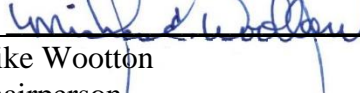
120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, October 21, 2024 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 17 day of October 2024.

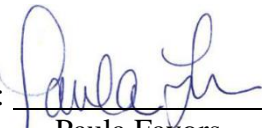
By:  _____
Mike Wootton
Chairperson

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 October 17, 2024, 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 17 day of October 2024.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, October 21, 2024
City Hall - 4:30 PM

Call to Order.

Roll Call.

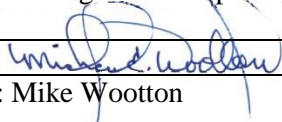
Review & Consider:

1. Reading of the minutes from the regular meeting held October 7, 2024.
2. Request by Mr. Michael Roberson on behalf of Roberson Properties Inc., 200 E. Milam St. & 105 S. Rusk St., Wharton, Block 6, Lots 1, 2A & 2 for:
 - A. Variance to build across property lines.
 - B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 & 4.
 - C. Variance to match existing adjacent building elevation.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	10/21/2024	Agenda Item:	Reading of the minutes from the regular meeting held October 7, 2024.
<p>At this time, the Commission may review and approve the minutes from the regular meeting held October 7, 2024.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, October 17, 2024	
Approval: 			
Chairperson: Mike Wootton			

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

**Monday, October 7, 2024
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 4:30 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Gary Nunez, Rob Kolacny and Johnnie Gonzales.

Commissioners absent were: Michael Quinn.

Staff members present were: Gwyneth Teves, Director of Planning & Development, Claudia Velasquez, Building Official and Shelby Robertson, Assistant to the Building Official.

Visitors present were: Mr. Larry Sitka.

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 special called meeting held July 30, 2024. Adraylle Watson, Commissioner, moved to approve the minutes as presented. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request from Mr. Larry Sitka, for: (1) a front setback variance on Fulton St. of 25' from the required 50', (2) a variance to allow more than 1 free standing commercial sign on the same property and (3) have a separation of less than 500 feet between off-premise signs on the same side of a public street. Mr. Larry Sitka was present and provided information on the variance request to the Commission. Gary Nunez, Commissioner, moved to recommend denial of the variance requests to the City Council for final decision. There was no second to the motion.

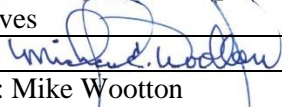
Adjournment. The meeting was adjourned at 4:42 p.m.

Mike Wootton, Chairperson

Michael Quinn, Secretary

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

PLANNING COMMISSION

Meeting Date:	10/21/2024	Agenda Item:	Request by Mr. Michael Roberson on behalf of Roberson Properties Inc., 200 E. Milam St. & 105 S. Rusk St., Wharton, Block 6, Lots 1, 2A & 2 for: A. Variance to build across property lines. B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 & 4. C. Variance to match existing adjacent building elevation.
<p>At this time, the Commission may review and consider a request by Mr. Michael Roberson on behalf of Roberson Properties Inc., 200 E. Milam St. & 105 S. Rusk St., Wharton, Block 6, Lots 1, 2A & 2 for</p> <ul style="list-style-type: none"> A. Variance to build across property lines. B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 & 4. C. Variance to match existing adjacent building elevation. <p>See attached application and supporting documentation.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, October 17, 2024	
Approval: 			
Chairperson: Mike Wootton			

**CITY OF WHARTON
CITY COUNCIL
APPLICATION FOR OVER 50% VARIANCE**

Item-2.

NOTE: 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.

Michael Roberson Roberson Properties, Inc 10/16/24
Name (Printed) Date
200 E Milam St Same
Mailing Address Physical Address
200 E Milam St 9795325101
Legal Address Phone

Describe the variance request and the reason for requesting variance:

Build across property lines, zero setback variance
to building line setback, Variance to match adjacent elevation

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature] 10/16/24
Signature Date

Residential \$100.00
Non-Residential \$150.00
Non-Refundable fee
Effective November 3, 2006

City Council Meeting: _____

ADJACENT PROPERTY OWNER(S):

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

[Signature] 10-16-2024
Planning Department Date

Date

Date

Mayor
F:\CodeEnforcement\MasterDocuments

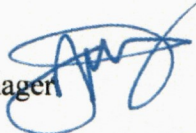


City of Wharton

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

MEMORANDUM

Date: March 24, 2021

From: Andres Garza, Jr , City Manager 

To: Gwyn Teves, Community Development Director

Cc: Ronnie Bollom, Building Official
Claudia Velasquez, Assistant to the Building Official

Subject: Variance-200 E Milam Street & 105 S Rusk Street

On March 22, 2021, at its regular called meeting, the City Council voted to approve the request by Mr. Michael Roberson on behalf of Roberson Properties Inc , 200 E Milam St. & 105 S. Rusk St , Wharton, Block 6, Lots 1, 2A & 2 for:

- A. Variance to build across property lines
- B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 & 4.
- C. Variance to match existing adjacent building elevation

Please contact me at City Hall 979-532-2491 if you have any questions.

Thank you

AGJ/bj



City of Wharton

120 E. Caney • Wharton, TX 77488
Phone (979) 532-2491 • Fax (979) 532-0181

MEMORANDUM

DATE: October 17, 2024
FROM: Gwyneth Teves, Director of Planning & Development
TO: City of Wharton Planning Commission
SUBJECT: Variance Request at 200 E. Milam St.

Mr. Roberson came before the Planning Commission and City Council in March of 2021 and the variance request was approved. Mr. Roberson was unable to start the intended construction and was granted an extension, however, the construction was still not completed.

Mr. Roberson is now requesting the variances again due to the lapse of time since the original approval and has sustained damages from Hurricane Beryl and intends to move forward with the construction.

City staff is currently working with a consultant and the Wharton EDC to create and implement new ordinances in areas of the downtown to reduce the need to request variances for buildings that were originally built on zero setbacks and to retain the continuity of the structures in the downtown area.

Mr. Roberson will also be providing drainage remediation by installing a gutter along the building on the property line to keep from adversely impacting the neighboring property.

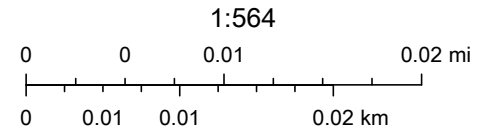
If you should have any questions, please contact me at 979-532-2491 ext. 238. Thank You.

200 E. Milam



3/12/2021, 9:56:14 AM

 Override 1  Parcels  Abstracts

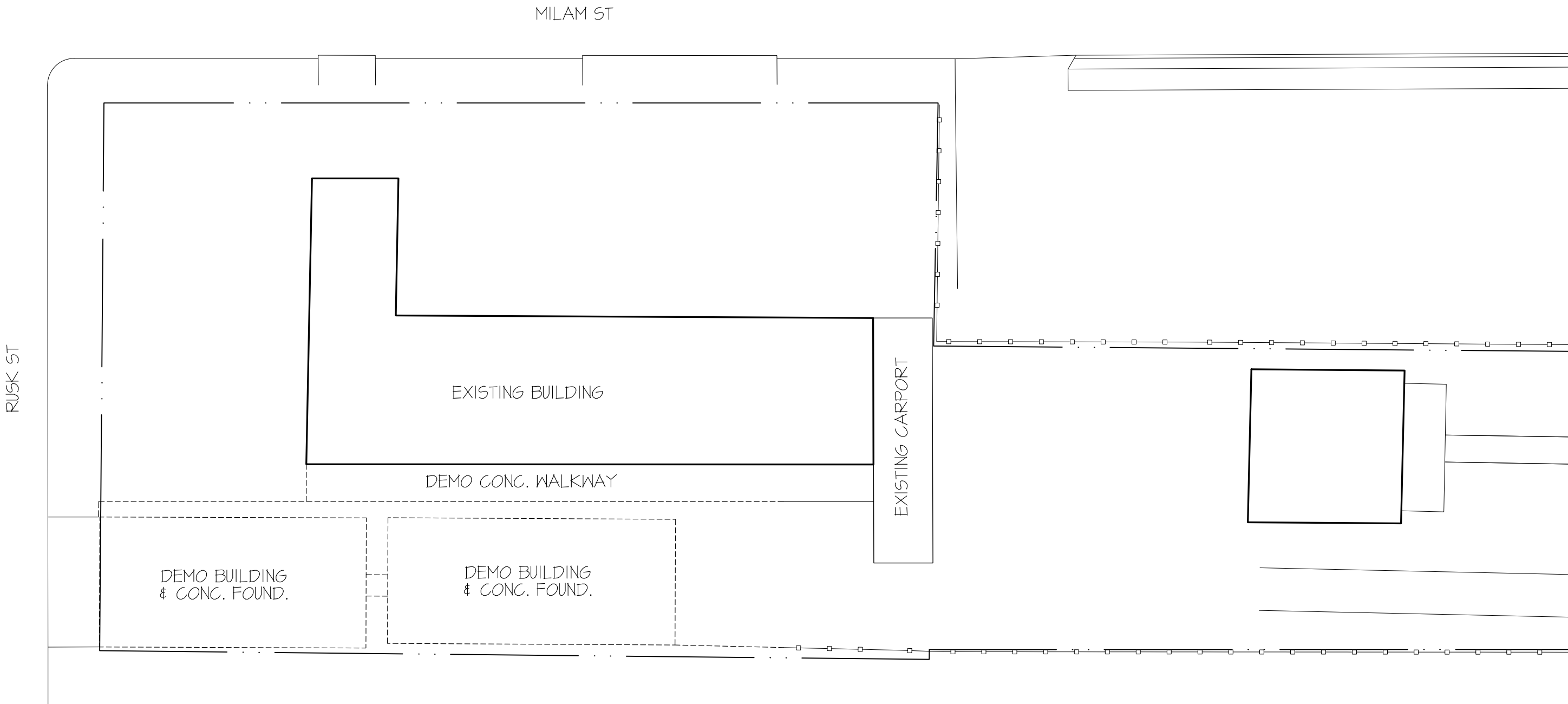


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Wharton Central Appraisal District, BIS Consulting - www.bis

NO.	ISSUE	DATE
✓	REVIEW	10/16/24
	Item-2.	

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
 ENGINEER: ROBERT M. TAYLOR, JR.
 TEXAS REGISTRATION NO. 51450



ALTERATIONS TO
ROBERSON AIR
 200 E. MILAM ST
 WHARTON, TX 77488

CHELSEA ARCHITECTS
 3200 Southwest Freeway
 Suite 2121
 Houston, Texas 77027-7525
 713 621-5599
 TX REG. ENG. FIRM F-5659

PROJECT ENGR. RMT	PROJECT NUMBER I21-85
DRAWN BY RDP	CHECKED BY RMT

TITLE
DEMO SITE PLAN

1 Demo Site Plan
 10'
 20'

SK-1
 - Page 12 -

