



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

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

***120 E. CANEY ST., WHARTON, TEXAS 77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, March 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 March 2021.

By:     /s/ 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on March 12, 2021, at 04:30 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 March 2021.

**CITY OF WHARTON**

By:       
Paula Favors  
City Secretary



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

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Reading of the minutes from the meeting held October 19, 2020 and January 4, 2021.
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.
3. Request by R.M. Quality Construction on behalf of Virginia Paniagua, 602 Moutray Ave., River Road, Block 6, Lot 12 for
  - A. 10' Side Building Line Setback on the right property line adjoining David St.
  - B. 2' Side Building Line Setback on the left property line.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	3/15/2021	Agenda Item:	Reading of the minutes from the meeting held October 19, 2020 and January 4, 2021.
<p>At this time, the Commission may review and approve the minutes from the meetings held October 19, 2020 and January 4, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, March 12, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Monday, October 19, 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, October 19, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Chairperson Mike Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:33 p.m.

Commissioners present were: Mike Wootton, Marshall Francis, Bryan Honeycutt, Russell Cenko and Michael Quinn.

Commissioners absent were: Rob Kolacny.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: None.

**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 September 21, 2020. Commissioner Russell Cenko 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 Mr. Joe Sanchez, 525 Circle Dr., Park, Lot 34 for a front property line setback variance of 11' to place a 14' x 19' ft carport. After a brief discussion, Commissioner Marshall Francis moved to recommend the variance 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 by Stonewater, Inc on behalf of Mr. Kermit Brown, 313 Washington Ave., Washington Homes, Block 9, Lots 4 & 5 for:

- a. A variance to build over a property line.
- b. A 13' front building line setback variance from the required 25'.

After a brief discussion, Commissioner Marshall Francis moved to recommend the variances to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a by the Wharton County Recovery Team, 117 N. Sheppard St., Wm. Kincheloe, Block 63, Lot 125A for 10' side lot building line setback variance from the required 25' on the W. Caney side. After a brief discussion, Commissioner Russell Cenko moved to

Planning Commission Minutes  
Monday, October 19, 2020  
Page 2 of 2

recommend the variance to the City Council for final approval. Commissioner Bryan Honeycutt seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:37 p.m.

---

Michael Wootton, Chairman

---

Rob Kolacny, Secretary

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

**Monday, January 04, 2021  
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, January 04, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Community Development Director Gwyneth Teves declared the meeting of the Planning Commission duly open for the transaction of business at 04:36 p.m.

Commissioners present were: Marshall Francis, Russell Cenko, Rob Kolacny and Michael Quinn.

Commissioners absent were: Mike Wootton and Bryan Honeycutt.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: None.

**Call to Order.**

**Roll Call.**

**Review and Consider:**

The first item on the agenda was Election of Officers. Commissioner Marshall Francis volunteered to accept the position of Vice-Chairperson. Commissioner Russell Cenko moved to appoint Commissioner Marshall Francis as Vice-Chairperson. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a by Mr. Oscar Alarcon, 500 Davis St., Wharton, Block 22, Lot 1A for 3' side lot building line setback variance from the required 5' for new residential construction. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Russell Cenko seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:41 p.m.

---

Marshall Francis, Vice-Chairperson

---

Rob Kolacny, Secretary

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

## PLANNING COMMISSION

Meeting Date:	3/15/2021	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 <ul style="list-style-type: none"> <li>A. Variance to build across property lines.</li> <li>B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 &amp; 4.</li> <li>C. Variance to match existing adjacent building elevation.</li> </ul>
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 <ul style="list-style-type: none"> <li>A. Variance to build across property lines.</li> <li>B. Zero setback variance to the building line setback on the side adjoining Block 6, Lots 3 &amp; 4.</li> <li>C. Variance to match existing adjacent building elevation.</li> </ul> See attached application and supporting documentation.			
Community Development Director: Gwyneth Teves		Date: Friday, March 12, 2021	
Approval:			
Chairman: Mike Wootton			



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

Item-2.

**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.


<u>Michael Roberson / Roberson Properties Inc</u> Name (Printed)	<u>02/22/2021</u> Date
<u>200 E Milam &amp; 105 S Rusk</u> Physical Address	<u>200 E Milam St</u> Mailing Address
<u>BLOCK 6 LOT 1,2A,2</u> Legal Address	<u>979-532-5101</u> Phone

Describe the variance request and the reason for requesting variance:

- (A) Request to build across our property line, (B) a zero setback to the adjacent property line, and  
 (C) match existing adjacent building elevation (for forklift movement between proposed and existing warehouse).

**ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:**

**SIGNATURE OF APPLICANT:**

  
 Signature 3/2/2021  
 Date  
 Planning Commission Meeting: 3/15/2021 @ 4:30pm  
 City Council Meeting: 3/22/2021 @ 7:00pm


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

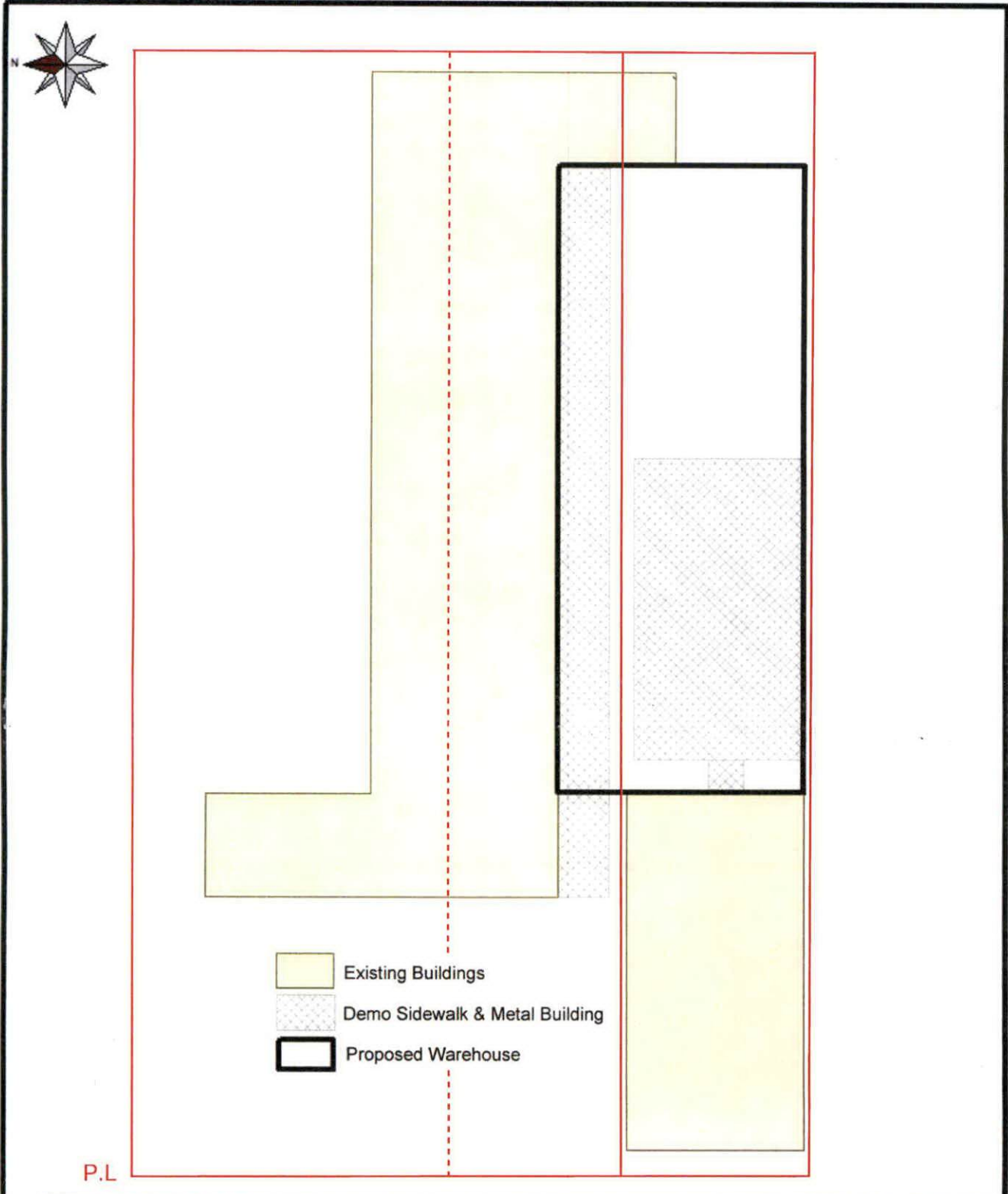
**ADJACENT PROPERTY OWNER (S):**

Pete Cruz  
 Name  
Wharton, Block 6, Lot 2  
 Legal Address  
Janelle Holtz  
 Name  
Wharton, Block 6, Lot 3-4  
 Legal Address  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Legal Address

\_\_\_\_\_  
 Phone  
100 S. Resident.  
 Physical Address  
 \_\_\_\_\_  
 Phone  
113 S. Rock ST.  
 Physical Address  
 \_\_\_\_\_  
 Phone  
 \_\_\_\_\_  
 Physical Address

**APPROVAL:**

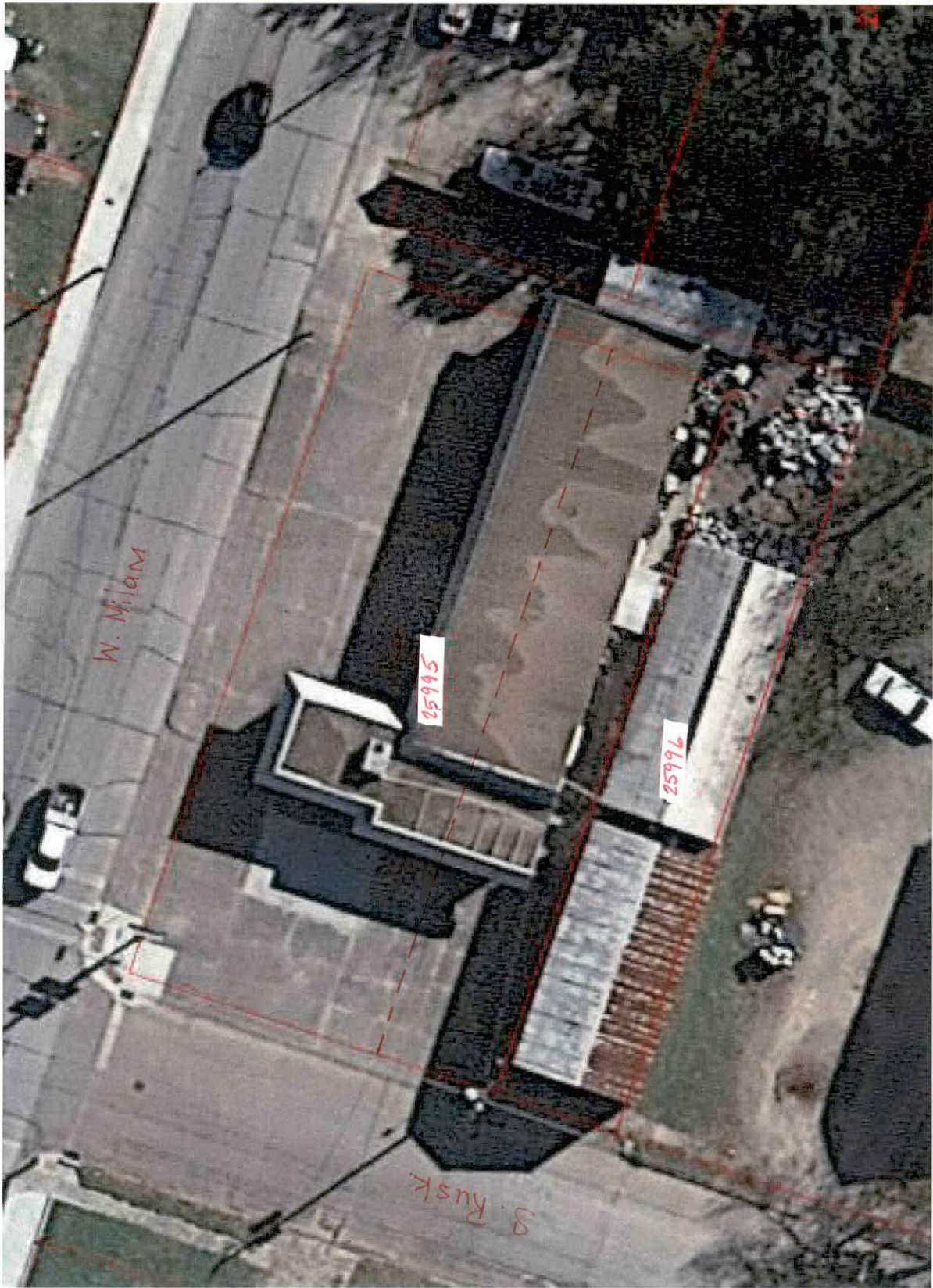
  
 Planning Department 3.2.2021  
 Date  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Date

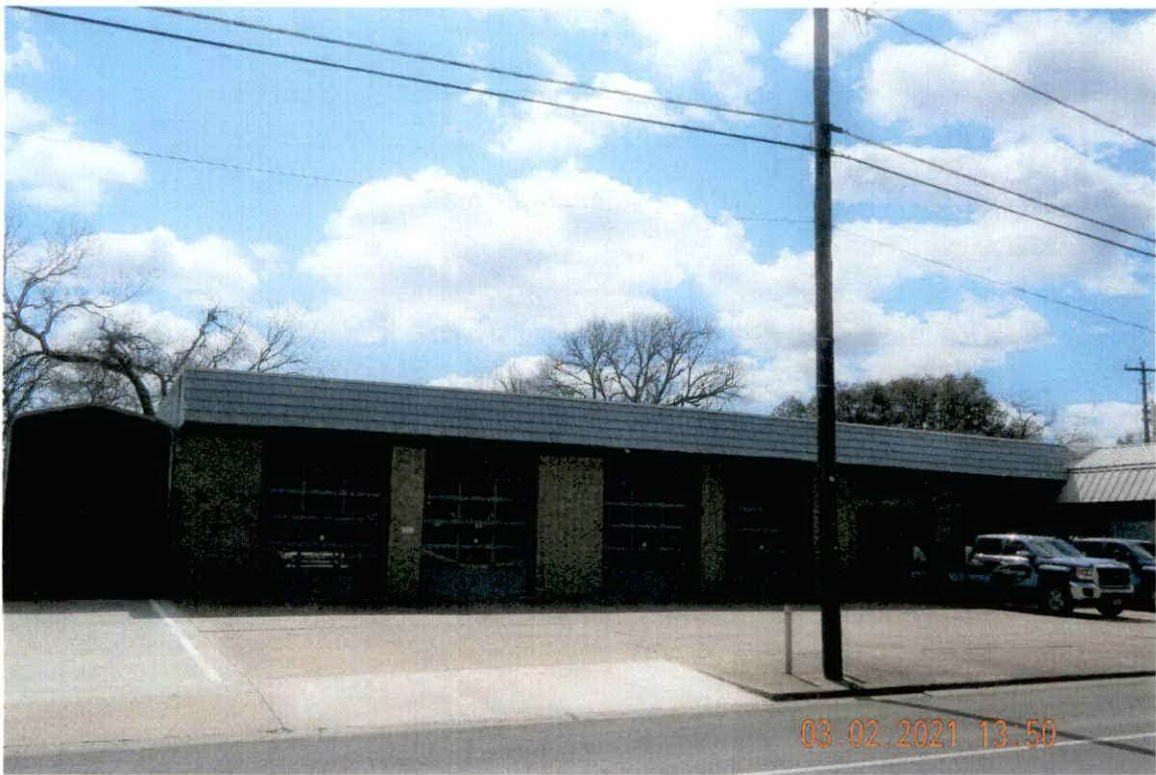


**Job #:**  
**Performed for:**

**Roberson Air Conditioning & Refrige...**  
200 E Milam St  
Wharton, TX 77488  
Phone: 979-532-5101  
www.robersonac.com info@robersonac.com

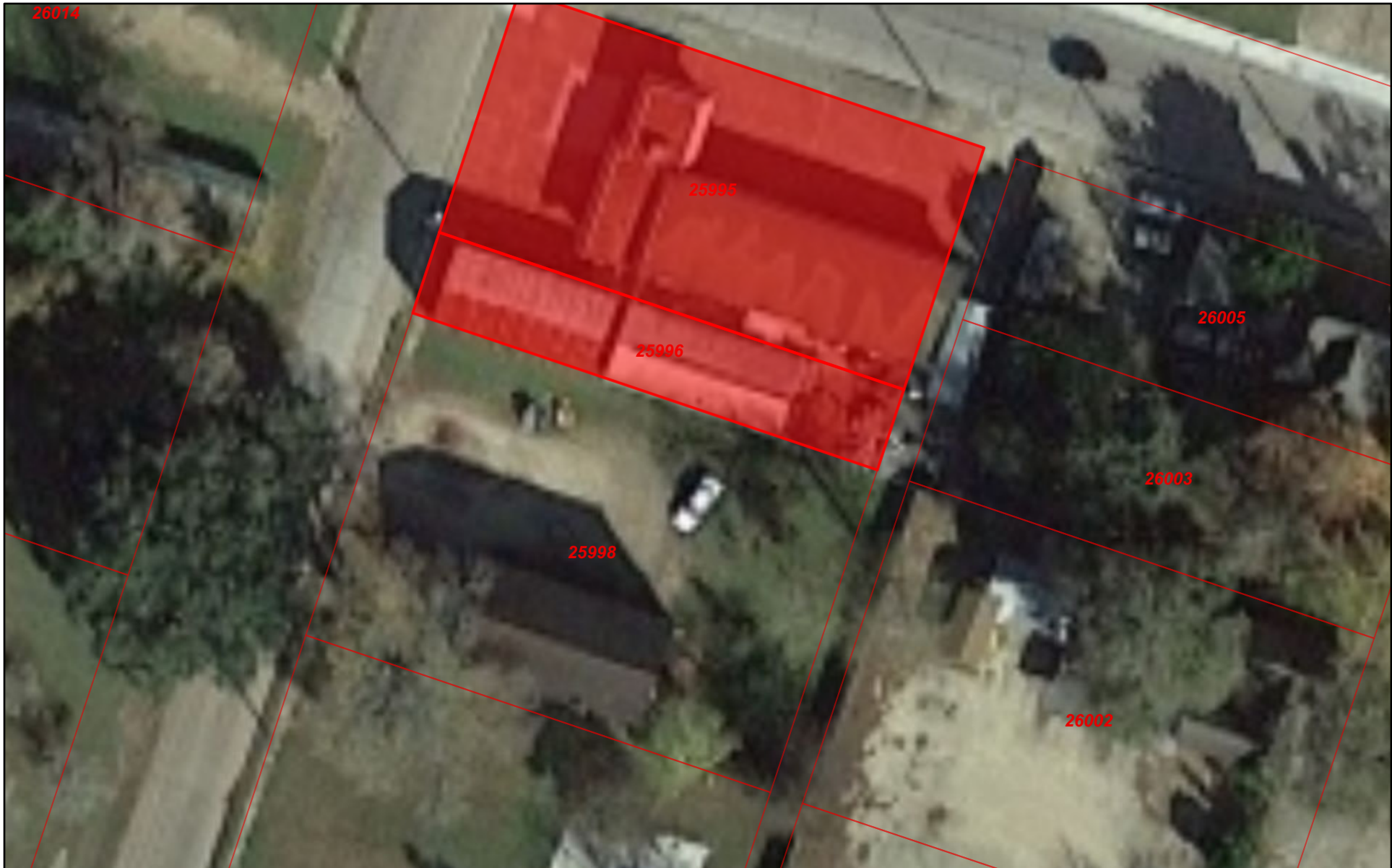
Scale: 1 : 248  
Page 1  
Right-Suite© Universal 2019  
19.0.21 RSU22944  
2021-Mar-01 08:51:34  
...200E Milam- Design - Jan2021.rup





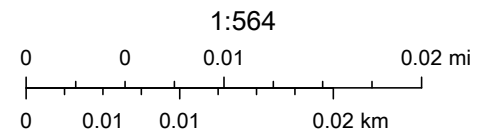


# 200 E. Milam



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

Override 1  Parcels  Abstracts



© OpenStreetMap (and) contributors, CC-BY-SA

Wharton Central Appraisal District, BIS Consulting - www.bis

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

## PLANNING COMMISSION

Meeting Date:	3/15/2021	Agenda Item:	Request by R.M. Quality Construction on behalf of Virginia Paniagua, 602 Moutray Ave., River Road, Block 6, Lot 12 for A. 10' Side Building Line Setback on the right property line adjoining David St. B. 2' Side Building Line Setback on the left property line.
<p>At this time, the Commission may review and consider a request by R.M. Quality Construction on behalf of Virginia Paniagua, 602 Moutray Ave., River Road, Block 6, Lot 12 for</p> <ul style="list-style-type: none"> <li>A. 10' Side Building Line Setback on the right property line adjoining David St.</li> <li>B. 2' Side Building Line Setback on the left property line.</li> </ul> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, March 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.

RM Quality Construction On Behalf of Virginia Paniagua	03/12/2021
_____ Name (Printed)	_____ Date
602 Moutray Ave.	
_____ Physical Address	_____ Mailing Address
River Road, Block 6, Lot 12	
_____ Legal Address	_____ Phone

Describe the variance request and the reason for requesting variance:

- (a) 10' Side Building Line Setback on the right property line adjoining David St.
- (b) 2' Side Building Line Setback on the left property line.

**ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:**

**SIGNATURE OF APPLICANT:**

_____ Signature	03/12/2021 Date
Planning Commission Meeting:	03/15/2021 @ 4:30pm
City Council Meeting:	03/22/2021 @ 7pm

<b>Building line setbacks Only</b>	
Residential	\$100.00 x _____
Non-Residential	\$150.00 _____
<b>Non-Refundable fee</b>	
<i>Effective November 3, 2006</i>	

**ADJACENT PROPERTY OWNER (S):**

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

**APPROVAL:**

  
\_\_\_\_\_  
Engineering/Planning Department

3/12/2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman of the Planning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

F:\CodeEnforcement\MasterDocuments\APPVAR



# NEW RESIDENCE

## 602 MOUTRAY AVENUE

### WESTON PLAN



### INDEX OF DRAWINGS

**GENERAL**

- G000 COVER, INDEX, AND SITE PLAN
- G001 DEMOLITION SITE PLAN
- G002 GENERAL NOTES
- G003 SPECIFICATIONS
- G004 ADA GUIDELINES

**WINDSTORM**

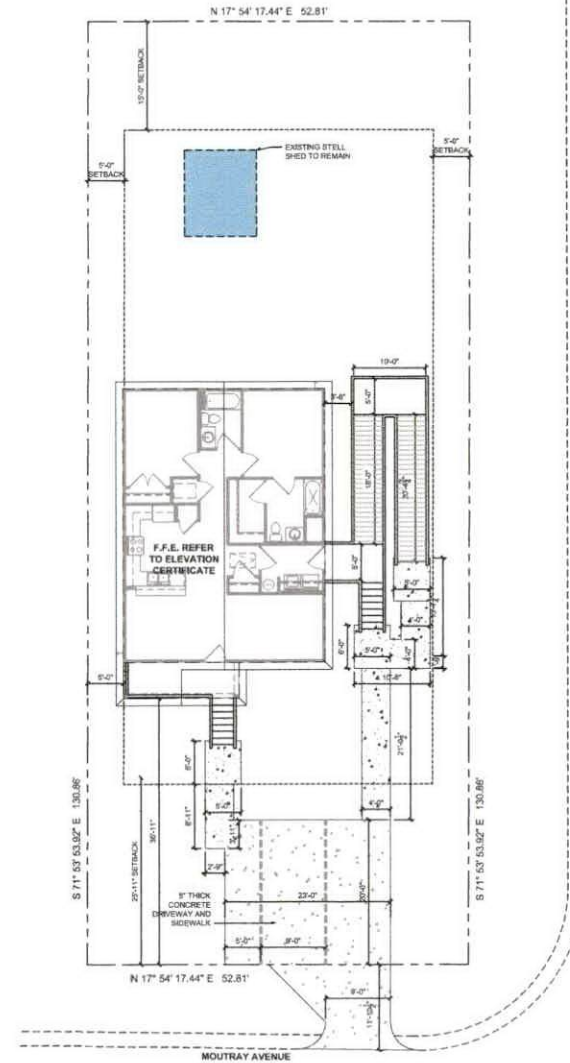
- S100 GENERAL NOTES
- S200 SCHEDULES
- S300 PILING PLAN
- S400 STAIR FRAMING DETAILS
- S500 STRINGER PLAN AND DETAILS
- S600 FLOORING FRAMING PLAN
- S700 CEILING AND ROOF FRAMING PLAN
- S800 RAMP DETAILS

**ARCHITECTURAL**

- A100 FLOOR PLAN AND ROOF PLAN
- A200 EXTERIOR ELEVATIONS
- A300 ELECTRICAL PLAN
- A400 BUILDING, WALL, AND SECTION DETAILS
- A500 PLUMBING, HVAC, AND SEWER/VENT PLAN

### SQUARE FOOTAGE:

TOTAL 1,144



1 SITE PLAN

1/8" = 1'-0"



**FULCRUM**

CONSULTING SERVICES

PLANNERS • ENGINEERS • ARCHITECTS  
 TSP# 12884 No. F12349 • TSPA FIRM No. 88 44  
 P.O. BOX 532640 • P.O. BOX 201 811 F  
 HARLINGEN, TX 79533 FAX: 954-791-9400

CONSULTANT:

NEW RESIDENCE  
 602 MOUTRAY AVENUE  
 WHARTON, TEXAS

CLIENT:  
 RM QUALITY  
 CONSTRUCTION, LLC  
 PO BOX 813  
 CONROE, TX 77305



This drawing is an instrument of service and the ARCHITECT will retain ownership and copyright interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ARCHITECT.

These drawings may have been reproduced at a size different than originally drawn. ARCHITECT and OWNER assume no responsibility for use of incorrect scale. DO NOT scale drawings.

COVER, INDEX,  
 AND SITE  
 PLAN

G000

