



**CITY OF WHARTON
SPECIAL CALLED PLANNING COMMISSION
MEETING**

**Tuesday, September 07, 2021
4:30 PM**

120 E. CANEY ST.

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

Notice is hereby given that a Special Called Planning Commission Meeting will be held on Tuesday, September 07, 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 03 day of September 2021.


By: /s/ Mike Wootton
Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Special Called 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 03, 2021, 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 03 day of September 2021.

CITY OF WHARTON

By: 

Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Special Called Planning Commission Meeting
Tuesday, September 07, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held August 16, 2021.
2. Request by Salvador Jimenez for a 10' front building line setback variance from the required 25' setback at 702 Jefferson St., Wharton, Block 57, Lot 13 for installation of a carport.
3. Request by Joel Charles for a 12' front building line setback variance from the required 25' setback at 612 Walnut St., Barbee, Block 5, Lot 7, 8pt for installation of a carport and deck.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	9/7/2021	Agenda Item:	Reading of the minutes from the regular called meeting held August 16, 2021.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held August 16, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 3, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Monday, August 16, 2021
4:30 P.M.**

Vice-Chairperson Marshall Francis declared the regular called meeting of the Planning Commission duly open for the transaction of business at 04:36 p.m.

Commissioners present were: Burnell Neal, Michael Quinn, Adraylle Watson, Marshall Francis and Russell Cenko.

Commissioners absent were: Rob Kolacny and Mike Wootton.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: Daryl Maretka.

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 regular called meeting held August 2, 2021. Commissioner Michael Quinn moved to approve the minutes as presented. Commissioner Russell Cenko seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Mr. Daryl Maretka on behalf of Back 40 Carwash for a 32' front building line setback variance from the required 35' setback at 725 N. Alabama Rd, Rust 4, Block 14, Lots 1, 2 & 3 for installation of an ice and water vending machine in front of the business. Commissioner Michael Quinn 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 4:39 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	9/7/2021	Agenda Item:	Request by Salvador Jimenez for a 10' front building line setback variance from the required 25' setback at 702 Jefferson St., Wharton, Block 57, Lot 13 for installation of a carport.
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At this time, the Commission may review and consider a request by Salvador Jimenez for a 10' front building line setback variance from the required 25' setback at 702 Jefferson St., Wharton, Block 57, Lot 13 for installation of a carport.

See attached application and supporting documentation.

Community Development Director: Gwyneth Teves	Date: Friday, September 3, 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.

Salvador Jimenez.
Name (Printed)

8/23/2021.
Date

Physical Address

702 Jefferson
Mailing Address

Wharton, Block 57, Lot 13
Legal Address

(979) 453-1981 Humberto Parada
Phone

Describe the variance request and the reason for requesting variance:

Proposed Metal Carport 16' x 20' requesting 10' variance from required.
25' front setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Salvador Jimenez 8/23/2021.
Signature Date
Planning Commission Meeting: 9/06/21 @ 4:30p.
City Council Meeting: 9/13/21 @ 7:00p.

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

ADJACENT PROPERTY OWNER (S):

Vincent Mendez
Name

Phone

Washington Homes, Block 10, Lot B.
Legal Address

206 Lincoln Ave
Physical Address

Darweisha Williams
Name

Phone

Wharton, Block 57, Lot 9A.
Legal Address

605 Cedar Circle.
Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:

[Signature]
Planning Department

8.23.2021
Date

Chairman of the Planning Commission

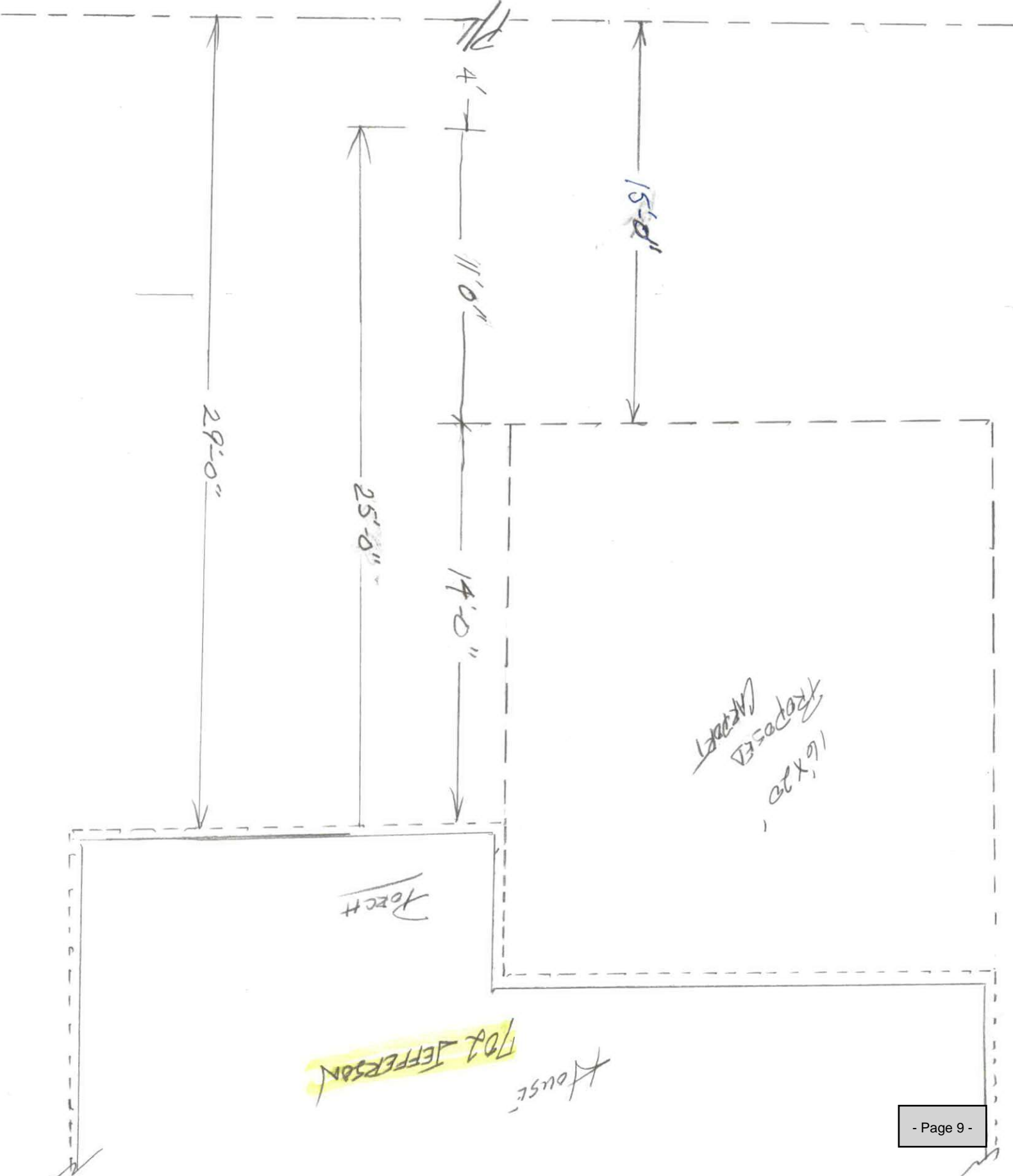
Date

Mayor

Date

5ML BNDOR (832) 406-6286

10' VARIANCE FROM THE REQUIRED 25' FRONT SETBACK



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

PLANNING COMMISSION

Meeting Date:	9/7/2021	Agenda Item:	Request by Joel Charles for a 12' front building line setback variance from the required 25' setback at 612 Walnut St., Barbee, Block 5, Lot 7, 8pt for installation of a carport and deck.
<p>At this time, the Commission may review and consider a request by Joel Charles for a 12' front building line setback variance from the required 25' setback at 612 Walnut St., Barbee, Block 5, Lot 7, 8pt for installation of a carport and deck.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, September 3, 2021	
Approval:			
Chairman: Mike Wootton			

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

Item-3.

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.

Joel Charles Name (Printed) 8/31/2021. Date

612 Walnut. Physical Address _____ Mailing Address

Barbee, Blk 5, Lot 7, 8pt Legal Address (281) 605-8162 Phone

Describe the variance request and the reason for requesting variance:

Requesting Variance for Metal Carport & Front Deck. 12' from required 25' for Front building line setbacks.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Joel Charles Signature 8/31/21 Date
Planning Commission Meeting: 9-7-21 430p
City Council Meeting: 9-13-21 7pm

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

ADJACENT PROPERTY OWNER (S):

Elizabeth Fair Name _____ Phone _____
Barbee, Blk 6, Lot 9, 10, 11 Legal Address 608 Walnut Physical Address

Michael Quinn Name _____ Phone _____
Barbee, Blk 6, Lot 5, 6 Legal Address 620 Walnut Physical Address

 Name _____ Phone _____

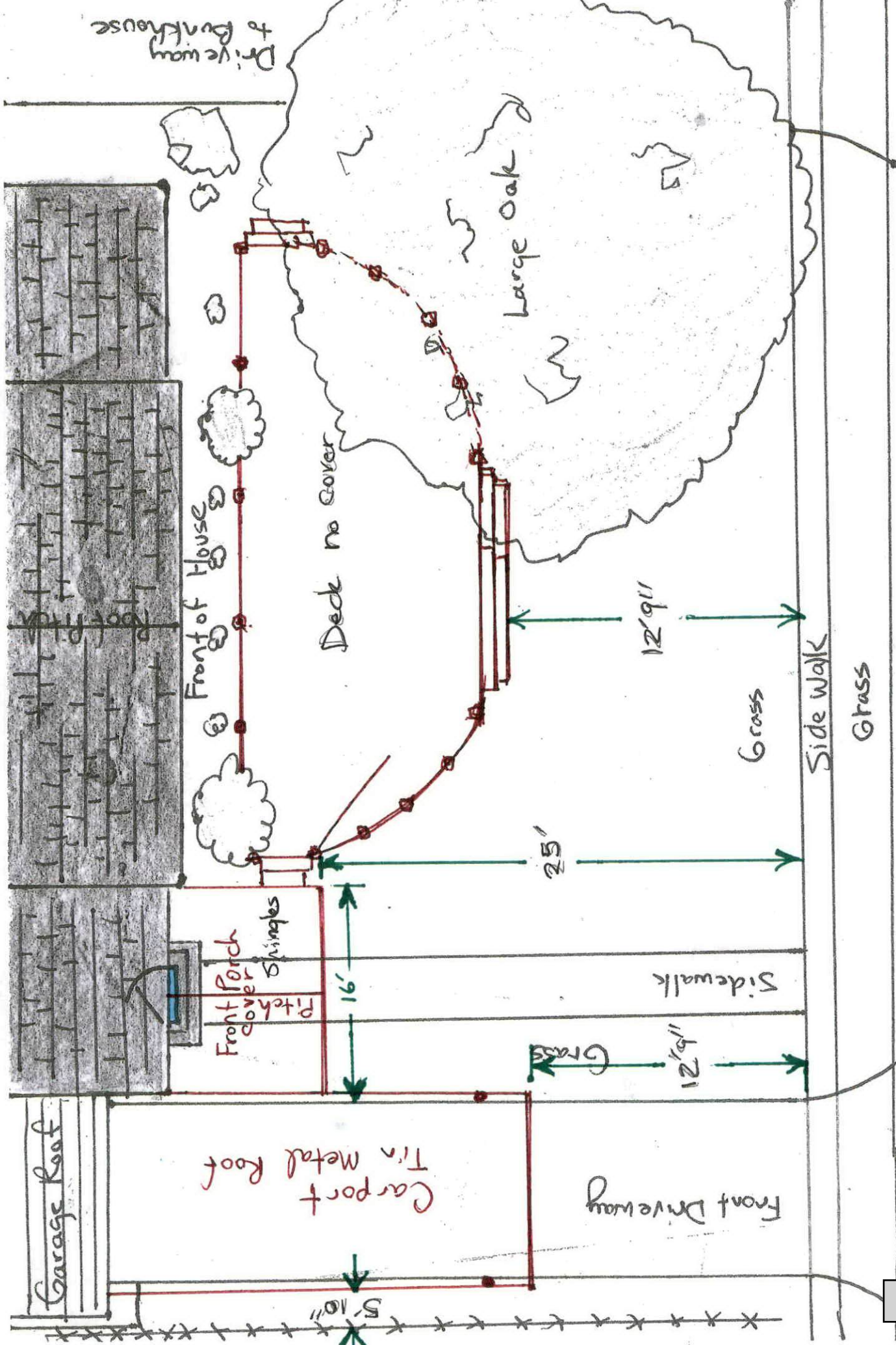
 Legal Address _____ Physical Address _____

APPROVAL:
[Signature]
 Planning Department

8-31-2021
 Date

 Chairman of the Planning Commission _____ Date

 Mayor _____ Date



Walnut St.