



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, March 4, 2024
4:30 PM**

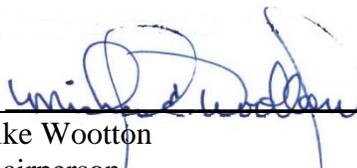
120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, March 4, 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 1 day of March 2024.

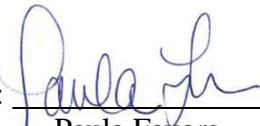
By:  _____
Mike Wootton
Chairperson

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 March 1, 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 1 day of March 2024.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



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

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held February 19, 2024.
2. Request from Mr. Jose Infante, Barbee Addition, Block 2, Lot 7 & 8 for a 0' building line setback to place a modular home across the lot line.
3. Request from Ms. Ana Carillo, 107 E. Wayside Ave., Hawes 3, Block 3, Lot 1A for a 17' front building line setback from the required 25' setback to construct a patio cover 8' from the property line.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	3/4/2024	Agenda Item:	Reading of the minutes from the regular called meeting held February 19, 2024.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held February 19, 2024.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, March 1, 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, February 19, 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, Joel Williams, Johnnie Gonzales, Michael Quinn Adryalle, Watson and Rob Kolacny.

Commissioners absent were: Marshall Francis.

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

Visitors present were: Mr. & Mrs. Alas of Alas Tire Service

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 regular called meeting held February 5, 2024. Joel Williams, Commissioner, moved to approve the minutes as presented. Rob Kolacny, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request from Ms. Gladys Alas of 1902 N. Richmond Rd., Sols, Block 4, Lots 1, 1A, 2B & 2B-1 for a 0" side building line setback variance to build a carport over the existing concrete foundation. After some discussion on the request and the condition of the property with Building Official Claudia Velasquez, Adryalle Watson, Commissioner, moved to recommend the variance to the City Council for final approval. Johnnie Gonzales, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Judge Phillip Spenrath on behalf of Wharton County to vacate the dedicated 50-foot right-of-way easement for Dennis St., commencing at Milam Street and extending 100 feet in a Southerly direction. Joel Williams, Commissioner moved to recommend the vacation of the right-of-way to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:45 p.m.

Regular Called Planning Commission Minutes
Monday, February 19, 2024
Page 2 of 2

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	3/4/2024	Agenda Item:	Request from Mr. Jose Infante, Barbee Addition, Block 2, Lot 7 & 8 for a 0' building line setback to place a modular home across the lot line.
<p>At this time, the Commission may review and consider a request from Mr. Jose Infante, Barbee Addition, Block 2, Lot 7 & 8 for a 0' building line setback to place a modular home across the lot line. The modular home has been inspected and passed by the Building Official to be moved into the City.</p> <p>See attached supporting documents.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, March 1, 2024	
Approval:			
Chairperson: 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.

Jose L. INFANTE
Name (Printed)

2/22/24
Date

[Redacted]
Physical Address

[Redacted]

Barbee Addition, Lot 7 & 8, Blk 2.
Legal Address

Describe the variance request and the reason for requesting variance:

Request to move 23' x 64' modular building over the property line of 2 adjoining lots.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Jose L. Infante 2-22-24
Signature Date

Planning Commission Meeting: 3/6/24 @ 4:30p (Mon.)
City Council Meeting: 3/11/24 @ 7:00p (Mon.)

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):

Marla & Rebecca Myers
Name

Phone

Barbee, Blk 2, Lot 7-12
Legal Address

415 Avenue A
Physical Address

Susana Perez EST.
Name

Phone

Barbee, Blk 2, Lot 1, 2 & 4
Legal Address

820 Pecan
Physical Address

Anthony Martinovic
Name

Phone

Barbee, Blk 2, Lot 2B, 3.
Legal Address

229 N. Burleson
Physical Address

Gwyneth Taves
Planning Department

2.23.24
Date

- Recommend
- Do Not Recommend
- Recommend
- Do Not Recommend

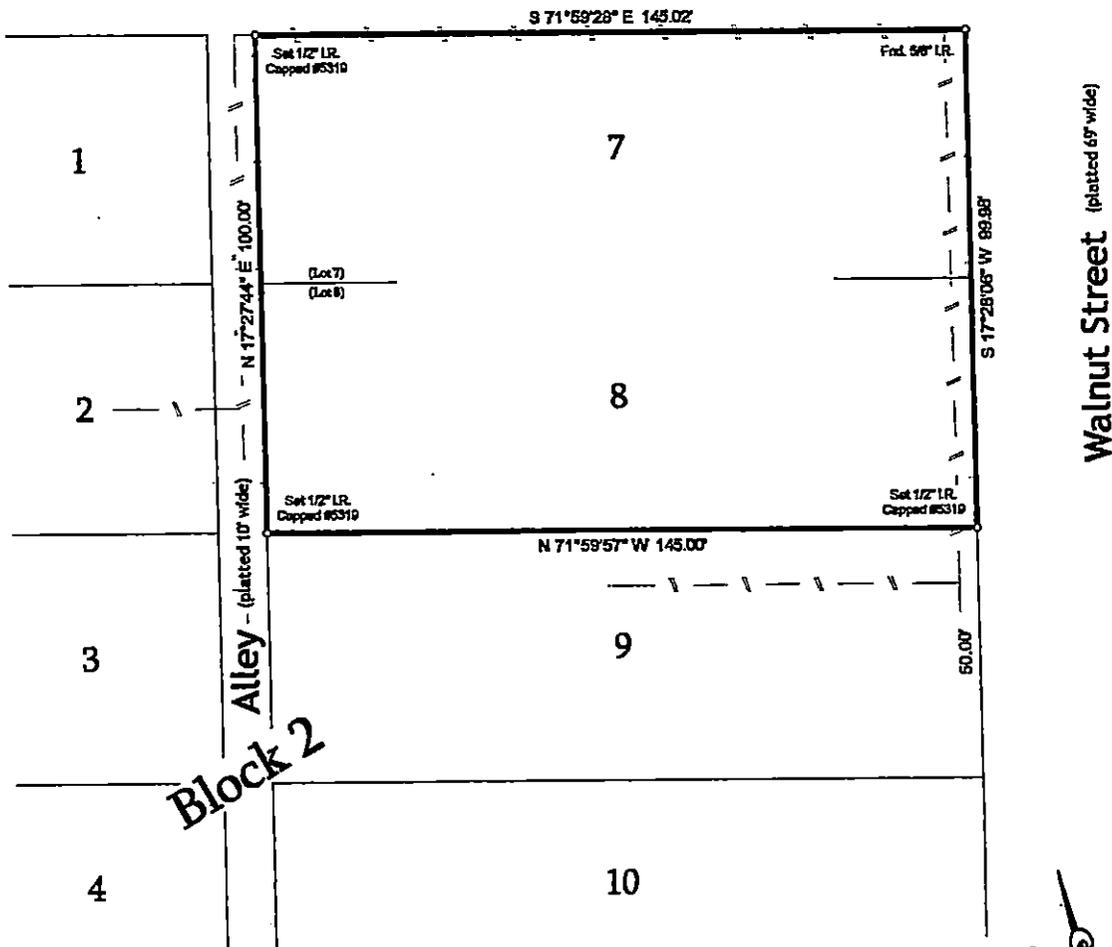
Chairman of the Planning Commission

Date

Mayor

Date

Sante Fe Street (platted 50 ft. wide)



Note:

1. This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of any discrepancy between the fences, improvements and actual property lines as shown on the survey plat.
2. This property is subject to the rights of the public to any area located within a public roadway, street or alley.
3. Fences are shown in their general locations and may not represent an exact location of the entire fence. This may not be a complete inventory of fences.
4. This property is subject to any and all covenants, restrictions, assessments, conditions and ordinances which may be applicable.
5. This survey is valid for this transaction only.
6. Title No This Commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
7. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.



Survey Plat

PROPERTY LOCATION: CORNER OF SANTA FE STREET AND WALNUT STREET - WHARTON, TX 77488

LOTS SEVEN (7) AND EIGHT (8), BLOCK TWO (2), BARBEE ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 163, PAGE 3 ET SEQ, OF THE WHARTON COUNTY DEED RECORDS.

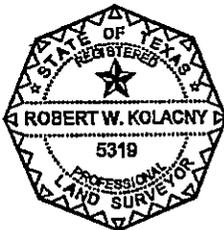
The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Shaded Zone "X", Map No. 48481C0355 F, dated DECEMBER 21, 2017. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain. Property IS in the area subject to inundation by the 0.2% 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.

Dated: June 9, 2023



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

FILE: Lots 7, 8.dwg
 PROJECT: W\WhartonCity\Barbee
 CRD: Pican.CRD
 BY: PV Antiga



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

Registered Professional Land Surveyor
OFFICE (979) 532-8056 - kolacny.survey@gmail.com



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

PLANNING COMMISSION

Meeting Date:	3/4/2024	Agenda Item:	Request from Ms. Ana Carillo, 107 E. Wayside Ave., Hawes 3, Block 3, Lot 1A for a 17' front building line setback from the required 25' setback to construct a patio cover 8' from the property line.
<p>At this time, the Commission may review and consider a request from Ms. Ana Carillo, 107 E. Wayside Ave., Hawes 3, Block 3, Lot 1A for a 17' front building line setback from the required 25' setback to construct a patio cover 8' from the property line.</p> <p>See attached supporting documents.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, March 1, 2024	
Approval:			
Chairperson: 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.

Anna Carillo.
Name (Printed)
107 E. WAYSIDE AVE.
Physical Address
Hawes 3, Block 3, Lot 1A
Legal Address

2/26/24.
Date



Describe the variance request and the reason for requesting variance:

Requesting 17' variance from required 25' front setback for 8' x 8' patio cover.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Ana Casillio
Signature
2/26/24
Date
Planning Commission Meeting: 03/04/24 @ 430p.
City Council Meeting: 03/11/24 @ 7pm.

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):

Lidia Azamar.
Name
Hawes 3, Blk 3, Lot 1
Legal Address
Mary Tydlacka
Name
Hawes 3, Blk 3, Lot 7, 8, 9.
Legal Address

Name

Legal Address

Phone
101 E. WAYSIDE AVE.
Physical Address

Phone
119 E. WAYSIDE AVE.
Physical Address

Phone

Physical Address

Fredh Tenes
Planning Department

Chairman of the Planning Commission

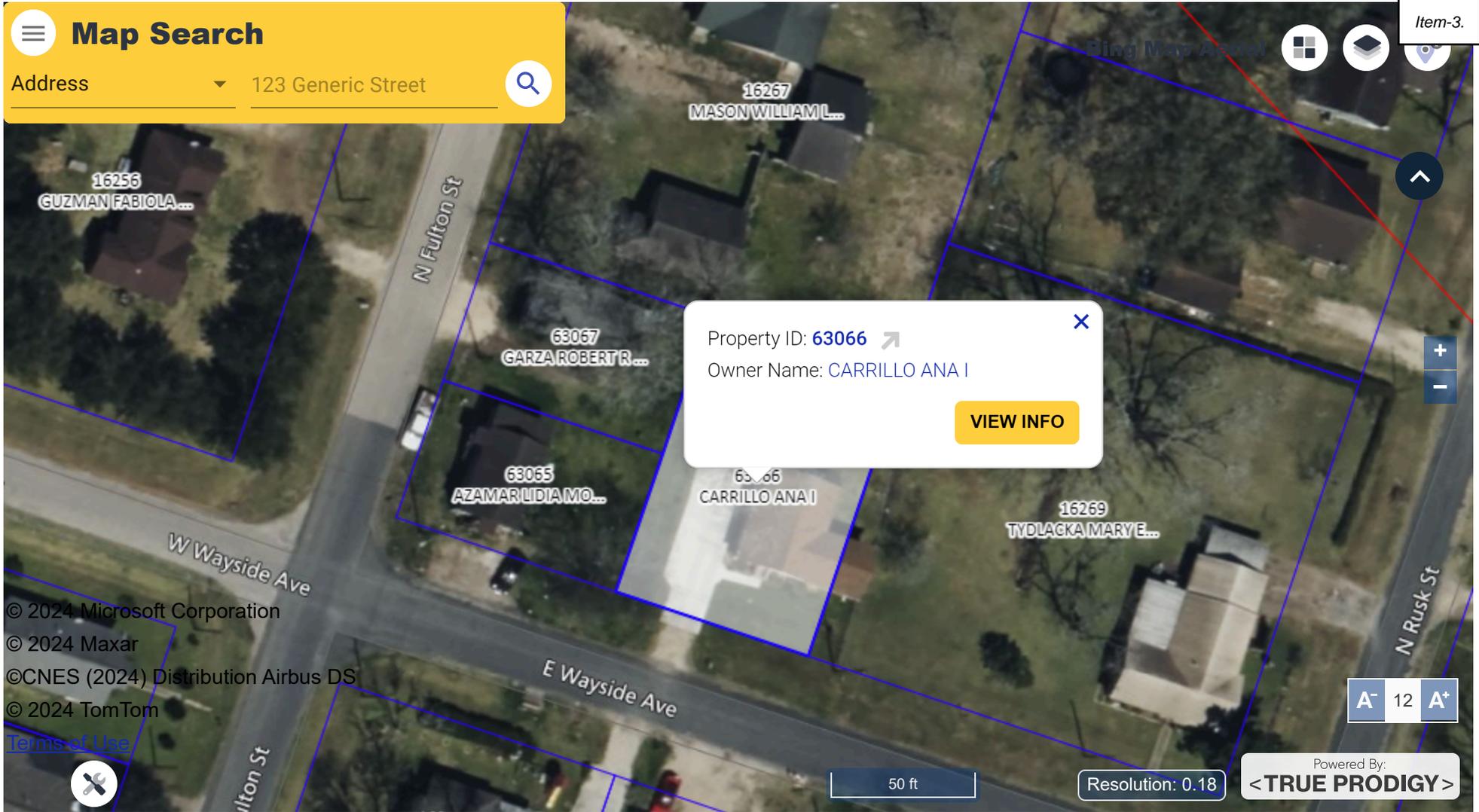
Recommend
 Do Not Recommend
2.26.24
Date
 Recommend
 Do Not Recommend
Date





 **Map Search**

Address ▼ 123 Generic Street 



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Item-3.

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