



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, June 17, 2024
4:30 PM**

120 E. CANEY ST., WHARTON, TX 77488

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission will be held on Monday, June 17, 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 14 day of June 2024.

By: _____

Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission 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 June 14, 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 14 day of June 2024.

CITY OF WHARTON

By: _____

Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission
Monday, June 17, 2024
City Hall - 4:30 PM

Call to Order.

Roll Call.

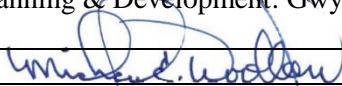
Review & Consider:

1. Request from Mr. David Bowlin on behalf of A2J Holdings, LLC., 500 Abell St., Rust 3, Block 7, Lot ODD for the following variances:
 - a. Variance to allow the existing parking lot to remain in the existing location.
 - b. Variance to build parking spaces over the ROW on Speed St.
 - c. Variance to build parallel parking in the ROW on Speed St.
 - d. Variance to build parking spaces in the ROW on Alabama St.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	6/17/2024	Agenda Item:	Request from Mr. David Bowlin on behalf of A2J Holdings, LLC., 500 Abell St., Rust 3, Block 7, Lot ODD for the following variances: <ul style="list-style-type: none">a. Variance to allow the existing parking lot to remain in the existing location.b. Variance to build parking spaces over the ROW on Speed St.c. Variance to build parallel parking in the ROW on Speed St.d. Variance to build parking spaces in the ROW on Alabama St.
<p>At this time, the Commission may review and consider a request from Mr. David Bowlin on behalf of A2J Holdings, LLC., 500 Abell St., Rust 3, Block 7, Lot ODD for the following variances:</p> <ul style="list-style-type: none">a. Variance to allow the existing parking lot to remain in the existing location.b. Variance to build parking spaces over the ROW on Speed St.c. Variance to build parallel parking in the ROW on Speed St.d. Variance to build parking spaces in the ROW on Alabama St. <p>See attached applications and exhibits.</p>			
Director of Planning & Development: Gwyneth Teves			Date: Friday, June 14, 2024
Approval: 			
Chairperson: Mike Wootton			

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

Item-1.

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.

A2J Holdings, LLC (David Bowlin)

June 3, 2024

Name (Printed)

Date

500 Abell Street, Wharton, TX 77488

Physical Address

Mailing Address

Prop ID 23084 RUST 3 BLOCK 7 LOT ODD

Legal Address

Phone

Describe the variance request and the reason for requesting variance:

500 Abell will be 34 housing units. Design objective is to distribute parking around the site for convenience.

VARIANCE 4 - Approve 9 parallel parking spaces along Alabama (circled in green) which are inside the 25' setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

06-03-2024

Signature

Date

Planning Commission Meeting: 6.17.24 4:30pm

City Council Meeting: 6.24.24 7pm

Building line setbacks Only

Residential \$100.00

Non-Residential \$150.00 ✓

Non-Refundable fee

Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Planning Department

Date

6.5.24 No objection of

Chairman of the Planning Commission

Date

Mayor

Date

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

Item-1.

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A2J Holdings, LLC (David Bowlin)

June 3, 2024

Name (Printed)

Date

500 Abell Street, Wharton, TX 77488

Physical Address

Mailing Address

Prop ID 23084 RUST 3 BLOCK 7 LOT ODD

Legal Address

Phone

Describe the variance request and the reason for requesting variance:

500 Abell will be 34 housing units. Design objective is to distribute parking around the site for convenience.

VARIANCE 3 - Approve 5 parallel parking spaces along Speed St (circled in green) which are inside the 25' setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

06-03-2024

Signature

Date

Planning Commission Meeting: 6.17.24 430p
City Council Meeting: 6.24.24 7pm

Building line setbacks Only

Residential \$100.00

Non-Residential \$150.00 ✓

Non-Refundable fee

Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Planning Department

Date

6.5.24 Do Not Recommend st

Chairman of the Planning Commission

Date

Mayor

Date

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- Page 6 -

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

Item-1.

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A2J Holdings, LLC (David Bowlin)

June 3, 2024

Name (Printed)

Date

500 Abell Street, Wharton, TX 77488

Physical Address

Mailing Address

Prop ID 23084 RUST 3 BLOCK 7 LOT ODD

Legal Address

Phone

Describe the variance request and the reason for requesting variance:

500 Abell will be 34 housing units. Design objective is to distribute parking around the site for convenience.

VARIANCE 2 - Approve 23 parking spaces along Speed St (circled in red) which are inside the 25' setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

06-03-2024

Signature

Date

Planning Commission Meeting:

6.17.24

430p

City Council Meeting:

6.24.24

7p

Building line setbacks Only

Residential \$100.00

Non-Residential \$150.00 ✓

Non-Refundable fee

Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Planning Department

Date

Chairman of the Planning Commission

Date

Mayor

Date

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

Item-1.

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.

A2J Holdings, LLC (David Bowlin)

June 3, 2024

Name (Printed)

Date

500 Abell Street, Wharton, TX 77488

Physical Address

Mailing Address

Prop ID 23084 RUST 3 BLOCK 7 LOT ODD

Legal Address

Phone

Describe the variance request and the reason for requesting variance:

500 Abell will be 34 housing units. Existing parking on Abell St has been in place for decades, but is

inside 25' setback. VARIANCE 1 - Approve (Grandfather) Abell parking spaces inside the 25' setback.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

06-03-2024

Signature

Date

Planning Commission Meeting:

City Council Meeting:

6-17-24 430p
6-24-24 7pm

Building line setbacks Only

Residential \$100.00

Non-Residential \$150.00 ✓

Non-Refundable fee

Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Planning Department

Date

Chairman of the Planning Commission

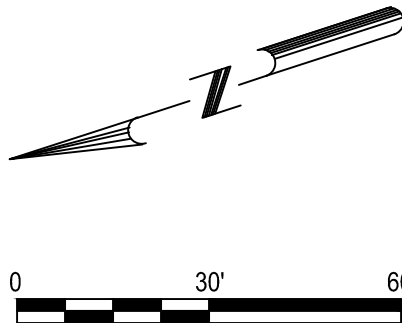
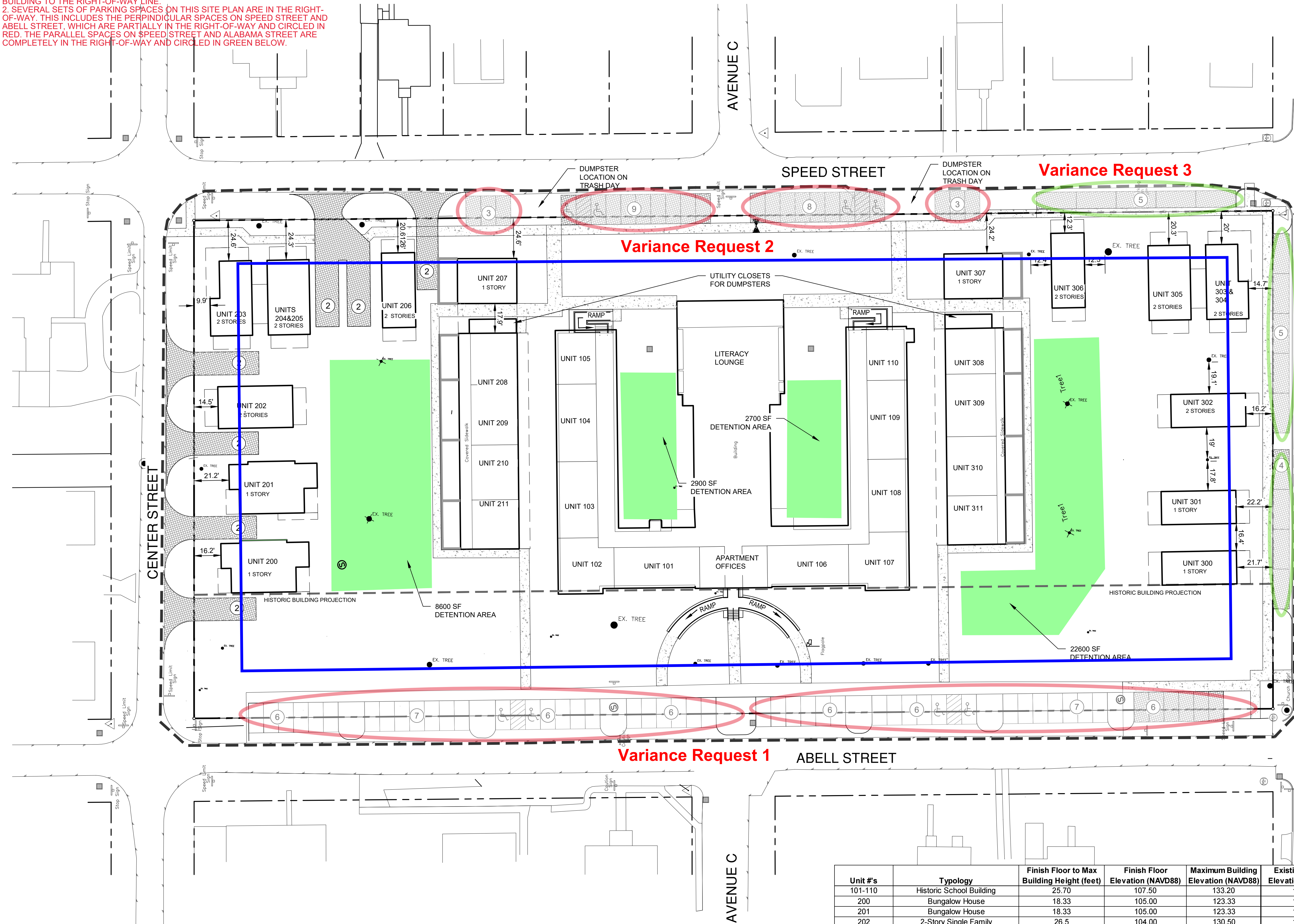
Date

Mayor

Date

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VARIANCES:
1. SPEED, CENTER, ALABAMA, AND ABELL STREETS ARE ALL LOCAL ROADS AND THUS HAVE STANDARD 25' SETBACKS. UNITS 201-207 AND 301-307 ARE CLOSER TO THE PUBLIC ROW THAN 25' SO THEY ALL REQUIRE VARIANCES. THE 25' SETBACK IS SHOWN IN BLUE BELOW AS WELL AS DIMENSIONS FROM EACH BUILDING TO THE RIGHT-OF-WAY LINE.
2. SEVERAL SETS OF PARKING SPACES ON THIS SITE PLAN ARE IN THE RIGHT-OF-WAY. THIS INCLUDES THE PERPENDICULAR SPACES ON SPEED STREET AND ABELL STREET, WHICH ARE PARTIALLY IN THE RIGHT-OF-WAY AND CIRCLED IN RED. THE PARALLEL SPACES ON SPEED STREET AND ALABAMA STREET ARE COMPLETELY IN THE RIGHT-OF-WAY AND CIRCLED IN GREEN BELOW.



- LEGEND**
- BUILDING
 - REQ DETENTION AREA
 - # OF PARKING SPACES
 - HANDICAP PARKING SPACES
 - DRIVES/PARKING (MAY BE CONCRETE OR PERVIOUS MATERIAL)
 - CONCRETE SIDEWALK
 - PROJECT LIMITS

- CONCEPT PLAN NOTES**
- ALL ELEVATIONS ARE ACCORDING TO THE NAVD88 DATUM
 - ELEVATION OF HIGHEST POINT ON HISTORIC SCHOOL IS 133.2. ALL INFILL CONSTRUCTION DOES NOT EXCEED 131.2 ELEVATION
 - INFILL UNITS 201-208 AND 301-307 HAVE INDIVIDUAL BINS FOR TRASH COLLECTION
 - UNITS 101-110 IN HISTORIC BUILDINGS AND UNITS 209-212 AND 308-311 IN OUT BUILDINGS HAVE TRASH COLLECTION IN CENTRAL LOCATION AS NOTED. DUMPSTER TO BE WHEELED OUT TO LOCATION NOTED ON TRASH DAY.
 - TOTAL PARKING SPACES PROVIDED: 101
 - HANDICAP PARKING SPACES PROVIDED: 8

Unit #s	Typology	Finish Floor to Max Building Height (feet)	Finish Floor Elevation (NAVD88)	Maximum Building Elevation (NAVD88)	Existing Ground Elevation (NAVD88)	Footing Bottom Elevation (NAVD88)	Ground Disturbance Depth Below Existing Elevation
101-110	Historic School Building	25.70	107.50	133.20	104.20	NA	NA
200	Bungalow House	18.33	105.00	123.33	103.10	102.00	1.1
201	Bungalow House	18.33	105.00	123.33	103.00	102.00	1.0
202	2-Story Single Family	26.5	104.00	130.50	103.10	101.00	2.1
203-205	3-Family Corner Unit	28	103.20	131.20	102.80	100.20	2.6
206	2-Story 20' Single Family	28	103.25	131.25	102.50	100.25	2.3
207	North Outbuilding Extension	13.31	104.80	118.11	102.60	NA	NA
208-211	North Outbuilding	13.31	104.90	118.21	103.00	NA	NA
300	20' Wide One-Story Single Family	18.33	104.75	123.08	101.40	101.75	-0.3
301	20' Wide One-Story Single Family	18.33	104.75	123.08	101.30	101.75	-0.5
302	2-Story 20' Single Family	28	104.25	132.25	101.60	101.25	0.3
303-305	3-Family Corner Unit	28	104.25	132.25	101.60	101.25	0.3
306	2-Story 20' Single Family	28	103.20	131.20	101.80	100.20	1.6
307	South Outbuilding Extension	13.31	104.80	118.11	102.40	NA	NA
308-311	South Outbuilding	13.31	104.80	118.11	104.20	NA	NA

DESIGNED BY:
T. WRIGHT
DRAWN BY:
T. WRIGHT
CHECKED BY:
K. SHEPHERD
DATE:
4/3/2024
REVISION:

1001 N. Goliad Avenue
Rockwall, TX 75087
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.

VERDUNITY

500 ABELL STREET SCHOOL
WHARTON, TEXAS
CONCEPT PLAN

PRELIMINARY
FOR THE INTERIM REVIEW
ONLY, NOT FOR PERMITTING,
BIDDING, OR CONSTRUCTION.
PREPARED BY OR UNDER THE
DIRECT SUPERVISION OF
TIMOTHY E WRIGHT, PE 137991

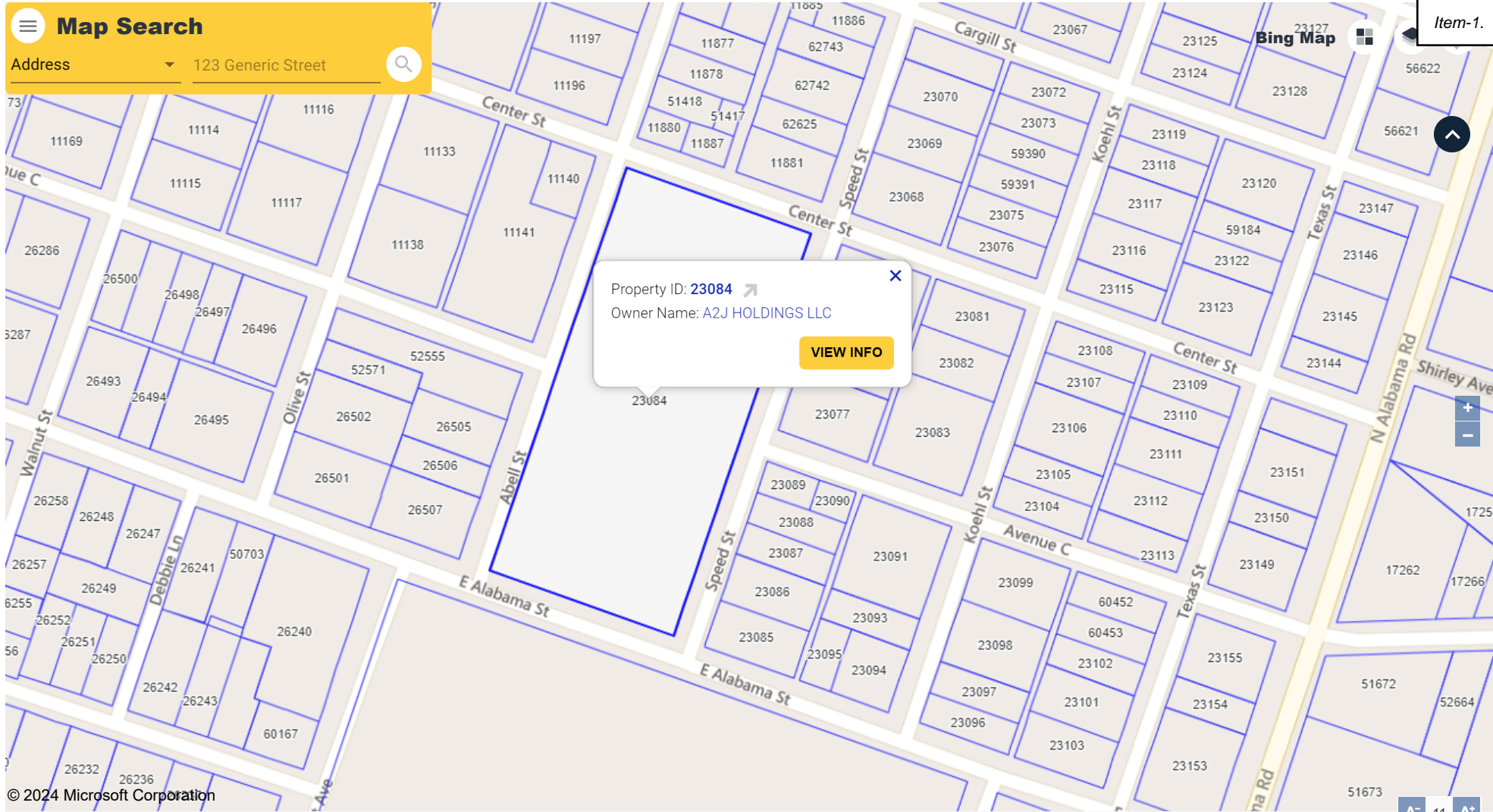
FILE NO.
XXXXXXXXX
JOB NUMBER:
116-01

SHEET
C1

Map Search

Address

▼ 123 Generic Street



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200 ft

Resolution: 0.61

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<TRUE PRODIGY>



City of Wharton

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

MEMORANDUM

DATE: June 13, 2024
FROM: Gwyneth Teves, Director of Planning and Development
TO: Honorable Mayor and City Council
SUBJECT: Request for variances at 500 Abell St.

Attached is a request from Mr. David Bowlin on behalf of A2J Holdings, LLC. 500 Abell St., Rust 3, Block 7, Lot ODD for variances to be allowed to construct parking spaces over the ROW on Alabama St. and Speed St.

Mr. Bowlin has met with staff in reference to the development and has submitted a 30% design to the General Land Office for review.

It the recommendation of the Building Official and myself that the variances for any parking spaces in the Right-of-Way (ROW) not be allowed. The ordinance requires that off-street parking be provided and permanent structures are not to be permitted in the ROW. The parking areas proposed would put vehicles over existing utilities and in conflict with the city's future sidewalk project.

If you should have any questions, please contact me. Thank You.

- (a) *Off-street parking required.* At the time that any building, use or structure is initiated, erected, enlarged or converted from one land use to another land use which requires an increase in the number of parking spaces, off-street parking facilities shall be provided in accordance with these regulations for the use of occupants, employees, visitors and patrons. Off-street parking facilities shall be maintained and continued as long as the building, use or structure is continued. No person shall utilize such building, use or structure without providing the required off-street parking facilities. In addition, it shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use or structure, without establishing alternative off-street parking facilities which meet these requirements. The provisions of this section may not apply to properties located in the downtown business area. These properties shall be evaluated separately by the building official for applicability.
- (b) *Amount of off-street parking spaces required.* The required number of off-street parking spaces for any building, use or structure shall be determined by the list of land use classifications and corresponding parking standards contained in Table 3.1, of this section. Such parking standards shall be applied subject to the following subsections:
- (1) *Seating capacity.* Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity permitted by the fire code and approved by the fire marshal's office. When determining seating capacity for a building, use or structure utilizing bench seating, each 22 inches of bench shall be considered one seat.
 - (2) *Fractions.* Fractional numbers shall be increased to the next whole number if the fraction is five-tenths or more, and when the fraction is less than five-tenths, the next lower whole number shall apply.
 - (3) *Unlisted uses.* The off-street parking requirements for any use not specifically listed in Table 3.1 shall be the same as those for the use most similar to the proposed use, as determined by the building official.

Table 3.1
Off-Street Parking Standards

LAND USE	NUMBER OF PARKING SPACES
Single-family, patio-cluster, townhouse, condominium, manufactured home	2.0 spaces per dwelling unit
Multifamily apartments	Per dwelling unit:
	Efficiency: 1.0 per space
	1 Bedroom: 1.5 spaces
	2 Bedrooms: 2.0 spaces

	<div>3 or more bedrooms: 2.5 spaces</div> <div>Where offices are provided on-site, visitor parking must be provided as per the office parking requirements outlined in this section and where clubhouses are provided on-site, appropriate off-street parking must be provided as per the community centers/club requirements outlined in this section</div>	Item-1.
Two-, three-, and four-family duplex, etc., apartments	2.0 spaces per unit	
Rooming, lodging or boarding houses	1.5 spaces per rental sleeping room	
Bed and breakfast	1 space per guestroom, plus 2 spaces per owners unit	
Churches, temples, synagogues	1 space per 4 seats in auditorium/chapel	
Community centers, clubs, lodges, etc.	1 space per 4 seats or 1 space per 300 square feet of gross floor area, whichever is greater	
Game courts (tennis, racquetball, etc.)	4 spaces per court	

Golf courses	6 spaces per hole 1 space per 200 square feet of gross floor area of public building(s)	Item-1.
Hospitals and sanitariums	1.5 spaces per bed + 1 space per 500 square feet of gross floor area of emergency room and outpatient care (where such care is specifically provided)	
Libraries and museums	1 space per 400 square feet of gross floor area	
Nursing home, rest home, convalescent center	1 space per 3 beds + 1 space per administration and staff	
Parks, playgrounds, play-fields	2 spaces per acre	
Kindergarten and elementary	1 space per faculty and staff + 1 space per 12 seats in auditorium/assembly area	
Junior high or middle	1 space per faculty and staff + 1 space per 8 seats in auditorium/assembly area	
High schools	1 space per faculty and staff + 1 space per 4 students	
College education facilities	1 space per faculty and staff + 1 space per 3 students	

Swimming pools	1 space per 150 square feet of pool area	Item-1.
Automobile and equipment sales and rentals:		
For showroom, office area	1 space per 300 square feet of gross floor area	
For outside lot	1 space per 2,500 square feet of paved storage/display area	
For service area and body shop	4 spaces per bay and working area	
Auto repair shop	4 spaces per bay and working area	
Convenience store	1 space per 250 square feet of gross floor area (not in shopping center)	
Day care center	1 space per 10 children enrolled + 1 space per employee	
Flea market	1 space per 150 square feet of display area	
Funeral homes or mortuaries	1 space per 4 seats in the chapel(s) or auditorium(s)	
Furniture store	1 space per 500 square feet of gross floor area	

Horticulture, nursery	1 space per 300 square feet of gross floor area + 1 space per 2,500 square feet of greenhouse and yard storage area	Item-1.
Kennel	1 space per 400 square feet of kennel area	
Laundry and dry cleaning services	1 space per 300 square feet of customer service area + 1 space per 500 square feet of remaining gross floor area	
For office	1 space per 300 square feet of gross floor area	
For manufactured home sales, display area	1 space for 10,000 square feet of area devoted to the sale, display or storage of manufactured homes	
Motel or hotel	1.5 spaces per motel/hotel unit + the number of spaces required by this section for any bar, restaurant or other related facility	
Nightclubs, bars, etc.	1.5 spaces per 100 square feet	
Business, professional, governmental	1 space per 350 square feet of gross floor area	

Banks	1 space per 300 square feet of gross floor area	Item-1.
Medical	1 space per 250 square feet of gross floor area	
Personal services (beauty salons, barber shops, etc.)	3 spaces per chair or work station	
Arcades	1 space per 300 square feet of gross floor area	
Dance halls	1 space per 4 seats	
Golf driving range	1 space per driving station	
Health clubs	1 space per 250 square feet of gross floor area	
Rental, general	1 space per 250 square feet of gross floor area	
Retail, outdoor sales	1 space per 500 square feet of outdoor sales area	
Sports arenas, stadiums, gymnasiums, etc.	1 space per 4 seats	
Theaters	1 space per 4 seats	
Restaurant	1 space per 3 seats, w/bar add 1.5 per 100 square feet of gross floor area	
Restaurant, fast-food	1 space per 100 square feet of gross floor area	

Discount store	1 space per 300 square feet of gross floor area	Item-1.
Hardware, paint, home improvement stores and lumber yards	1 space per 400 square feet of gross floor area	
Shopping center	1 space per 300 square feet of gross floor area	
Supermarket	1 space per 250 square feet of gross floor area	
Self-storage, mini-storage (climate control only)	1 space per 20 storage stalls + 1 space per 300 square feet of gross floor area of office space	
Service station, oil change shop	4 spaces per bay and working area	
Veterinarian office, pet grooming, etc.	1 space per 200 square feet of examining, operating or grooming areas, plus 1 space per 400 square feet of additional floor area	
Industrial, manufacturing, fabricating, finishing, printing	1 space per 650 square feet of gross floor area	
Recycling operations	1 space per 500 square feet, with a minimum of 3 spaces	
Scrap operations, junk yards	1 space per employee + 2 spaces per acre	

Warehousing, shipping, receiving	1 space per 1,000 square feet of gross floor area	Item-1.
Wholesaling, storage distribution	1 space per 1,000 square feet of gross floor area	

- (4) *Mixed uses.* For mixed uses, the parking requirements shall be tabulated separately for each use within the development, using the specific standards listed in Table 3.1. Mixed uses regulated under separate parking requirements shall not be combined to achieve a larger square footage total that would result in a reduced parking requirement. If any part of a mixed use is converted to another use category, then the parking requirements shall be recalculated based on the new square footage figure.
- (5) *Large-scale developments.* When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards contained herein, the building official may allow a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional traffic engineer or professional transportation planner and submitted to the building official. The building official shall forward the study to the planning commission for consideration. This provision shall not be used as a means to reduce the size of a parcel of land needed to accommodate a development. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or under-estimated parking demand.
- (6) *Working shifts.* Where a manufacturing/industrial use has more than one working shift of employees, parking facilities should be adequate to accommodate overlap requirements during transition periods.
- (7) *Historic structures.* When the parking standards of Table 3.1 are applied to a historic structure, as defined herein and such requirements would detrimentally affect the historic character of the property, the building official may reduce the parking requirement. Such reduction may only be allowed if the building official, in consultation with the chief of police or his designee determines that on-street parking in the vicinity of the use will not create a hazardous condition or detrimentally affect traffic movements.
- (8) *Employee/staff parking.* Accommodations shall be included for all applications.
- (c) *Parking space dimension requirements.*
- (1) *Standard parking space.* Standard dimensions for pull-in parking spaces shall be a minimum of nine feet wide and 18 feet in depth. Parallel parking space dimensions shall be a minimum of 24 feet in length and ten feet in depth.
- (2) *Accessible parking spaces.* Spaces should be constructed in accordance with the Texas Accessibility Standards or Americans with Disabilities Act (ADA).

(Ord. No. 2012-02, 1-9-12)