



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, February 19, 2024
4:30 PM**

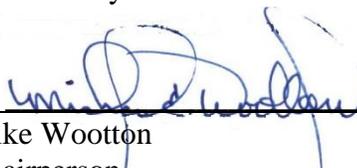
120 E. CANEY ST., WHARTON, TX 77488

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, February 19, 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 16th day of February 2024.

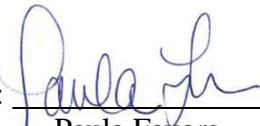
By:  _____
Mike Wootton
Chairperson

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 February 16th, 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 16th day of February 2024.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, February 19, 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 5, 2024.
2. 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.
3. 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.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	2/19/2024	Agenda Item:	Reading of the minutes from the regular called meeting held February 5, 2024.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held February 5, 2024.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, February 16, 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 5, 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 and Rob Kolacny.

Commissioners absent were: Marshall Francis and Adryalle Watson.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Claudia Velasquez, Building Official

Visitors present were: Elizabeth Ewing, Bowman Project Manager, Jermain Mack, JMack Architects, LLC

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 November 20, 2023. Rob Kolacny, Commissioner, moved to approve the minutes as presented. Michael Quinn, Commissioner, seconded the motion.

The second item on the agenda was to review and consider a request from Ms. Latoya Williams of 120 W. Mulberry Ave., Hawes, Block 6, Lot 12 & 13 for a variance to build over the property line of 2 adjoining lots and a 5-foot variance from the required 25-foot front setback required. After consultation with Ms. Velasquez, it was advised the front setback variance was not required. Joel Williams, Commissioner, moved to recommend the variance to build over the property line to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Ms. Elizabeth Ewing on behalf of 902 W. Milam St., Wharton, Block 62, Lot 10 for a variance to encroach the alleyway between the leased property and the CenterPoint property. Discussion on the existing utilities and usage of the alleyway was briefly discussed and recommendation from the Planning & Development Department to deny the variance as requested and consider a modification of a 0' side building line setback be considered for recommendation to the City Council was also discussed. Joel Williams, Commissioner moved to deny the variance as presented but to present the recommendation to the City Council for a 0' side building line setback for final approval. Michael Quinn, Commissioner, seconded the motion. All voted in favor.

Regular Called Planning Commission Minutes
Monday, February 5, 2024
Page 2 of 2

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

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	2/19/2024	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached supporting documents.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, February 2, 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.

Gladys Alas
Name (Printed)
1902 N. Richmond Rd.
Physical Address
Sols, Block 4, Lots 1, 1A, 2B, 2B-1
Legal Address

02.05.24
Date
[Redacted]
Mailing Address
[Redacted]
Phone

Describe the variance request and the reason for requesting variance:

Requesting variance to encroach side property line on Harmanson St. for patio cover.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

x Gladys Alas
Signature
02.05.24
Date
Planning Commission Meeting: 2/19/24 @ 4:30p.
City Council Meeting: 2/26/24 @ 7pm.

Building line setbacks Only
Residential \$100.00
Non-Residential \$150.00 ✓
Non-Refundable fee
Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

N/A
Name

Legal Address

Name

Legal Address

Name

Legal Address

Phone

Physical Address

Phone

Physical Address

Phone

Physical Address

APPROVAL:

[Signature]
Planning Department

Chairman of the Planning Commission

2.7.24
Date
 Recommend
 Do Not Recommend

Date

Date



N Richmond Rd

Bus
59R

23751
HARRISON RAYMON...

Item-2.

23750
ALAS GLADYS M &...

50200
ALAS GLADYS M &...

11445 WHARTON

511215 SOLS

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

PLANNING COMMISSION

Meeting Date:	2/19/2024	Agenda Item:	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.
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At this time, the Commission may 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.

See attached supporting documents.

Director of Planning & Development: Gwyneth Teves	Date: Friday, February 2, 2024
Approval:	
Chairperson: Mike Wootton	



PHILLIP S. SPENRATH

Wharton County Judge
100 S. Fulton Street, Suite 100
Wharton, Texas 77488
Office: (979)532-4612 Fax: (979)532-1970

Joyce Ferrell
Administrative Assistant

Rosemary Rodriguez
Court Coordinator

February 12, 2024

Joseph Pace
Wharton City Manager
125 E. Caney Street
Wharton, Texas 77488

Dear Mr. Pace,

The Commissioners Court of Wharton County met on this date and unanimously approved a motion requesting the abandonment of Dennis Street (aka Breithling Lane) beginning at the South boundary line of Milam Street and extending 100 feet in a Southerly direction through Out lot No. 17 of the City of Wharton. There is a dedicated 50-foot right-of-way which has become obsolete due to the County's acquisition of property adjoining all boundaries of this portion of road. Please let this letter serve as our request to issue an ordinance abandoning said right-of-way.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phillip S. Spenrath", is written over the typed name.

Phillip S. Spenrath
County Judge

