



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, July 1, 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, July 1, 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 27 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 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 June 27, 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 27 day of June 2024.

**CITY OF WHARTON**

By: \_\_\_\_\_

Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, July 01, 2024**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Reading of the minutes from the regular called meetings held June 3, 2024 and June 17, 2024.
2. Request from Mr. David Bowlin on behalf of A2J Holdings, LLC., 500 Abell St., Rust 3, Block 7, Lot Odd for a front building line setback variance on Alabama St., Speed St., and Center St. to allow for adequate detention area and to preserve existing trees.

**Adjournment.**

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

# PLANNING COMMISSION

Meeting Date:	7/1/2024	Agenda Item:	Reading of the minutes from the regular called meetings held June 3, 2024 and June 17, 2024.
At this time, the Commission may review and approve the minutes from the regular called meetings held June 3, 2024 and June 17, 2024.			

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

**Monday, June 3, 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, and Robert Kolacny.

Commissioners absent were: Marshall Francis, Adraylle Watson and Michael Quinn.

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. Robert Fleming, Jr.

**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 May 6, 2024. Robert Kolacny, Commissioner, moved to approve the minutes as presented. Johnnie Gonzales, Commissioner, seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request from Mr. David Bowlin on behalf of Chapel Creek Investments, LLC to replat 1113 College St., High School, Lot 6, 7, NW Corner of 8 for multifamily development. Joel Williams, Commissioner, moved to recommend approval of the replat to the City Council for final decision. Robert Kolacny, Commissioner, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request from Mr. Robert Fleming Jr. on behalf of Keith Gerard Home Solutions to replat 606 Old Boling Rd., Wm. Kincheloe, Block 64-A9 for residential development. Johnnie Gonzales, Commissioner, moved to recommend approval of the replat to the City Council for final decision. Robert Kolacny, Commissioner, seconded the motion. All voted in favor.

**Adjournment.** The meeting was adjourned at 4:33 p.m.

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Mike Wootton, Chairperson

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Rob Kolacny, Secretary

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

**Monday, June 17, 2024  
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 4:35 p.m.

Commissioners present were: Mike Wootton, Joel Williams, Adraylle Watson, and Robert Kolacny.

Commissioners absent were: Marshall Francis, Johnnie Gonzales and Michael Quinn.

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: None.

**Call to Order.**

**Roll Call.**

**Review and Consider:**

The first item on the agenda was to 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:

- 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.

Joel Williams, Commissioner, moved to recommend denial of all four variance requests to the City Council for final decision. Adraylle Watson, Commissioner, seconded the motion. All voted in favor.

**Adjournment.** The meeting was adjourned at 4:44 p.m.

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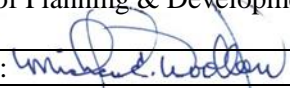
Mike Wootton, Chairperson

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Rob Kolacny, Secretary

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

## PLANNING COMMISSION

Meeting Date:	7/1/2024	Agenda Item:	Request from Mr. David Bowlin on behalf of A2J Holdings, LLC.,500 Abell St., Rust 3, Block 7, Lot Odd for a front building line setback variance on Alabama St., Speed St., and Center St. to allow for adequate detention area and to preserve existing trees.
<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 a front building line setback variance on Alabama St., Speed St., and Center St. to allow for adequate detention area and to preserve existing trees.</p> <p>The current front building line setback is 25’ from the property line. The request varies by structure but at most will be a variance of 20’ from the property line on Speed St.</p> <p>See attached supporting documents.</p>			
Director of Planning & Development: Gwyneth Teves			Date: Thursday, June 27, 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.

A2J Holdings, LLC | David Bowlin

June 27, 2024

Name (Printed)

Date

500 Abell Street, Wharton, TX 77488

3722 Lost Creek Blvd, Austin, TX 78735

Physical Address

Mailing Address

Prop ID 23984 RUST 3 BLOCK 7 LOT ODD

512-289-2929

Legal Address

Phone

Describe the variance request and the reason for requesting variance:

The GLO project will locate 14 housing units on the north/south playgrounds. In order to save the mature trees, some of the 14 units will require variances of the setbacks as depicted on the attached site plan.

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

**SIGNATURE OF APPLICANT:**

David J. Bowlin

Digitally signed by David J. Bowlin  
Date: 2024.06.27 02:57:23 -05'00'

June 27, 2024

Signature

Date

Planning Commission Meeting: 07/01/2024 430pm

City Council Meeting: 07/08/2024 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

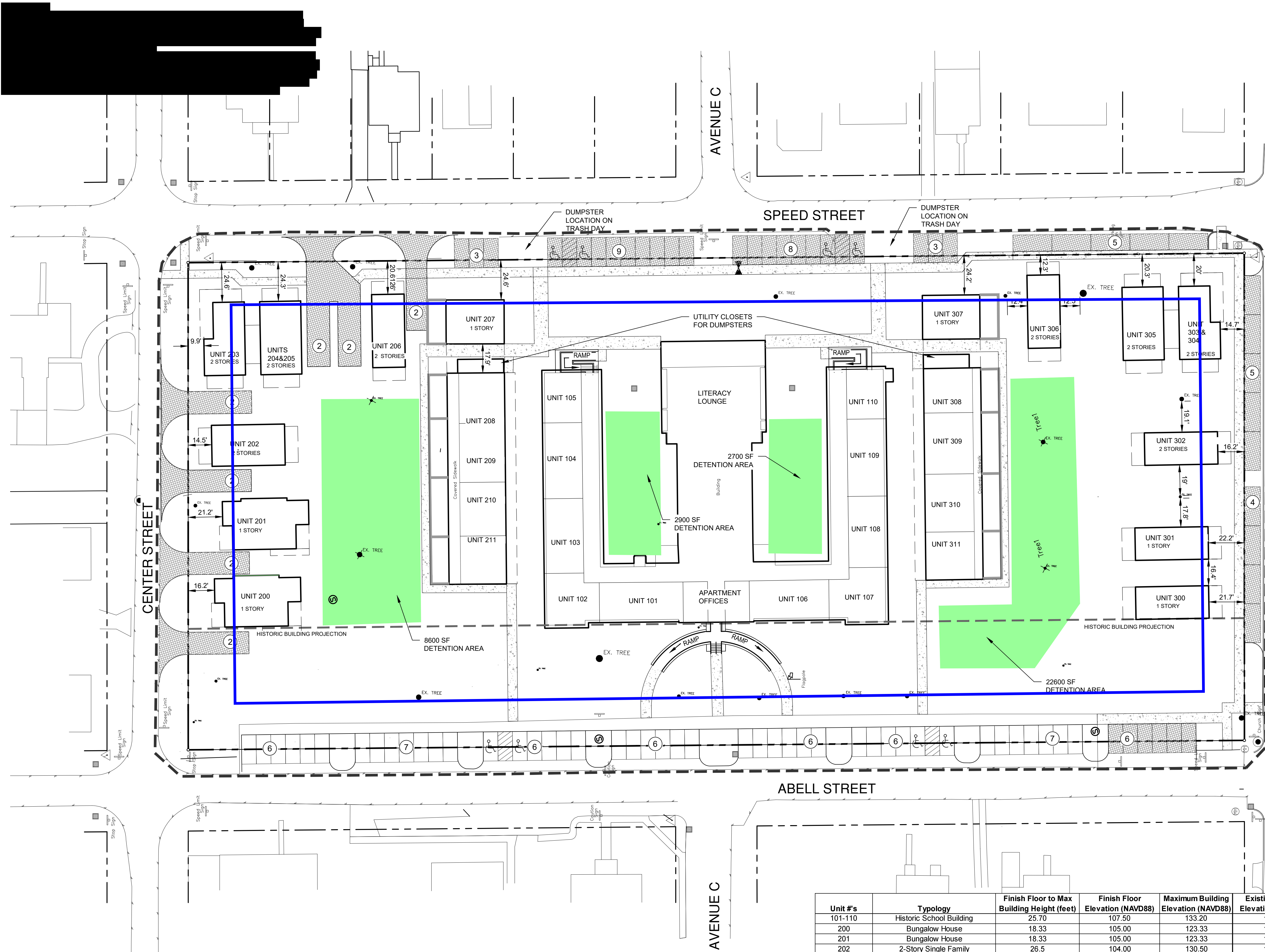
Date

Mayor

Date

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**LEGEND**

BUILDING

REQ'D 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 BUILDING 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

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