



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

**Tuesday, July 30, 2024  
4:30 PM**

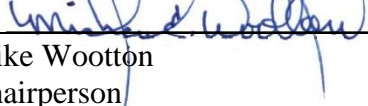
***120 E. CANEY ST., WHARTON, TX 77488***

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

Notice is hereby given that a Planning Commission Meeting will be held on Tuesday, July 30, 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 July 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 July 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. **BRILLE IS NOT AVAILABLE.**

Dated this 27 day of July 2024.

**CITY OF WHARTON**

By:  \_\_\_\_\_  
Paula Favors  
City Secretary



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

**Call to Order.**

**Roll Call.**

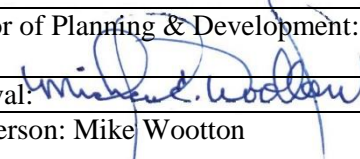
**Review & Consider:**

1. Election of Officers.
2. Reading of the minutes from the regular called meeting held July 1, 2024.
3. Request from Ms. Sheila Hoffman, 212 S. Resident St., Wharton, Block 5, Lot 5A, 7 & 8 for a 20' front building line setback from the required 25' setback to construct a patio cover 5' from the property line.
4. Request from Mr. Ronnie Wittig. on behalf of F&W Storage Company LLC to replat 1014 N. Richmond Rd., Toxey, Block ODD, Lot 3, 3B & Victor Subdivision, Block 4, Lot 7 replat for commercial redevelopment.

**Adjournment.**

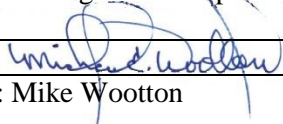
City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## PLANNING COMMISSION

Meeting Date:	7/30/2024	Agenda Item:	Election of Officers.
<p>At this time the Planning Commission may review and consider electing new officers for the current term year.</p> <ol style="list-style-type: none"> <li>1. Chairperson – Previously Mike Wootton</li> <li>2. Vice-Chairperson – Previously Marshall Francis</li> <li>3. Secretary – Previously Rob Kolacny</li> </ol>			
Director of Planning & Development: Gwyneth Teves		Date: Saturday, July 27, 2024	
Approval: 			
Chairperson: Mike Wootton			

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

## PLANNING COMMISSION

Meeting Date:	7/30/2024	Agenda Item:	Reading of the minutes from the regular called meeting held July 1, 2024.
At this time, the Commission may review and approve the minutes from the regular called meeting held July 1, 2024.			
Director of Planning & Development: Gwyneth Teves		Date: Saturday, July 27, 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, July 1, 2024  
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 4:31 p.m.

Commissioners present were: Mike Wootton, Joel Williams, Micheal Quinn, and Johnnie Gonzales.

Commissioners absent were: Rob Kolacny and Adraylle Watson.

Staff members present were: Gwyneth Teves, Director of Planning & Development.

Visitors present were: None.

**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 meetings held June 3, 2024 and June 17, 2024. Michael Quinn, 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 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. Michael Quinn, Commissioner, moved to recommend approval of the variance request to the City Council for final decision. Johnnie Gonzales, Commissioner, seconded the motion. All voted in favor.

**Adjournment.** The meeting was adjourned at 4:39 p.m.

\_\_\_\_\_  
Mike Wootton, Chairperson

\_\_\_\_\_  
Rob Kolacny, Secretary

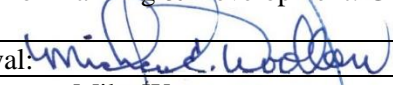
City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## PLANNING COMMISSION

Meeting Date:	7/30/2024	Agenda Item:	Request from Ms. Sheila Hoffman, 212 S. Resident St., Wharton, Block 5, Lot 5A, 7 & 8 for a 20' front building line setback from the required 25' setback to construct a patio cover 5' from the property line.
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At this time, the Commission may review and consider a request from Ms. Sheila Hoffman, 212 S. Resident St., Wharton, Block 5, Lot 5A, 7 & 8 for a 20' front building line setback from the required 25' setback to construct a patio cover 5' from the property line.

See attached supporting documents.

Director of Planning & Development: Gwyneth Teves	Date: Saturday, July 27, 2024
Approval: 	
Chairperson: Mike Wootton	

CITY OF WHARTON  
PLANNING COMMISSION  
APPLICATION FOR VARIANCE

**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.

Name (Printed) SHELLA HOFFMAN Date 7-1-24  
Physical Address 212 S RESIDENT WHARTON Mailing Address 212 S RESIDENT WHARTON  
Physical Address WHARTON BLOCK 5 LOT 5A, 7, 8 Phone [REDACTED]  
Legal Address \_\_\_\_\_

Describe the variance request and the reason for requesting variance:

24' x 20' CARPORT TO BE ATTACHED TO BUILDING

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Signature [Signature] Date 7-1-24

Planning Commission Meeting:  
City Council Meeting:

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

ADJACENT PROPERTY OWNER(S):

Name SMOKEY BRUCE Phone [REDACTED]  
 Legal Address WHARTON BLOCK 5 LB  
 Name GARROLYN EVANS Phone 204 5 RESIDENT  
 Legal Address WHARTON BLOCK 5 LOT 9 Physical Address ?  
 Phone 214 E ELM  
 Physical Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Legal Address \_\_\_\_\_ Physical Address \_\_\_\_\_

Planning Department Christoph Torres Date 7.3.24 No objections

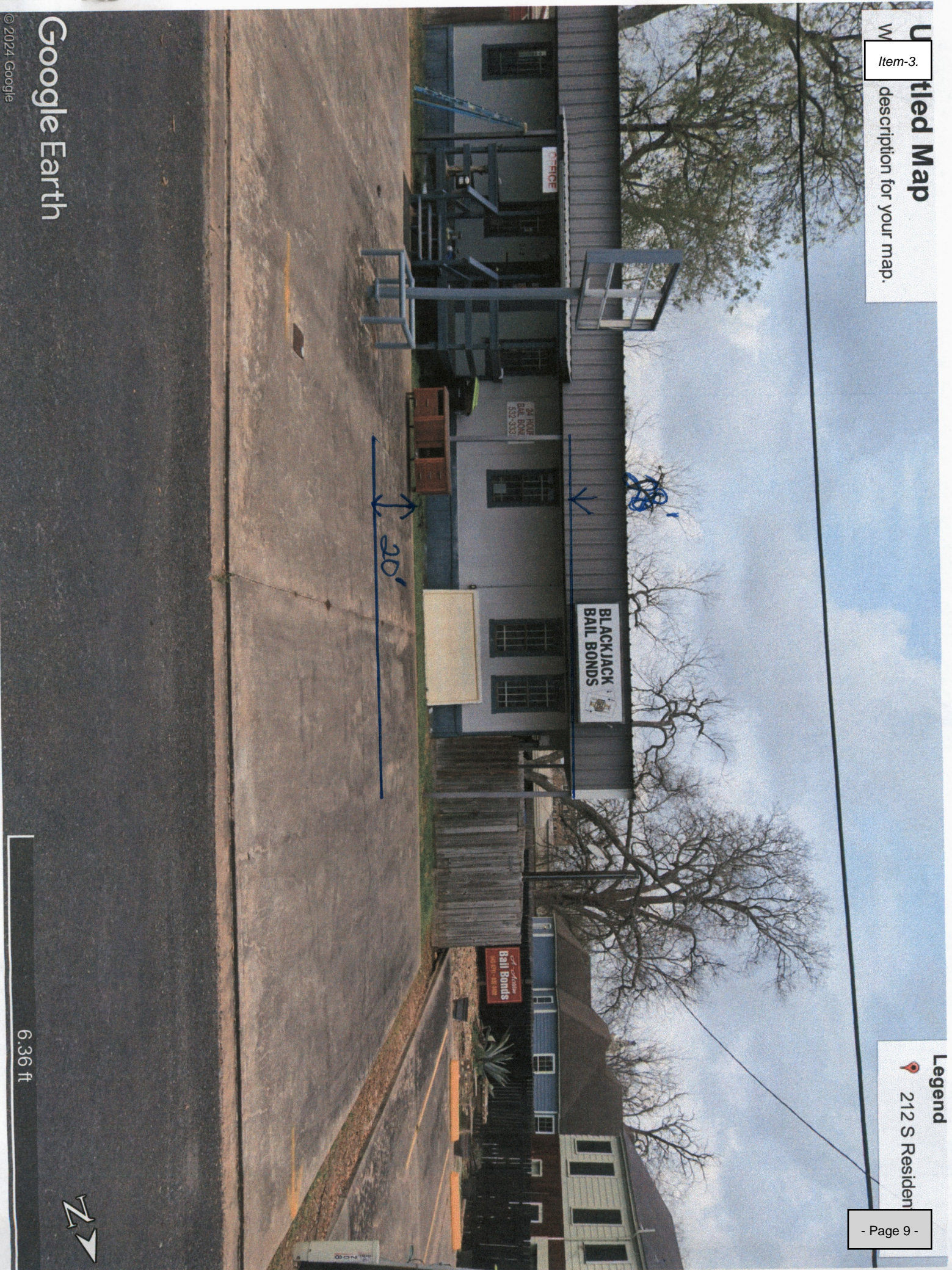
Chairman of the Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Mayor \_\_\_\_\_ Date \_\_\_\_\_



Untitled Map  
Item-3.  
description for your map.

Legend  
212 S Residen



Google Earth

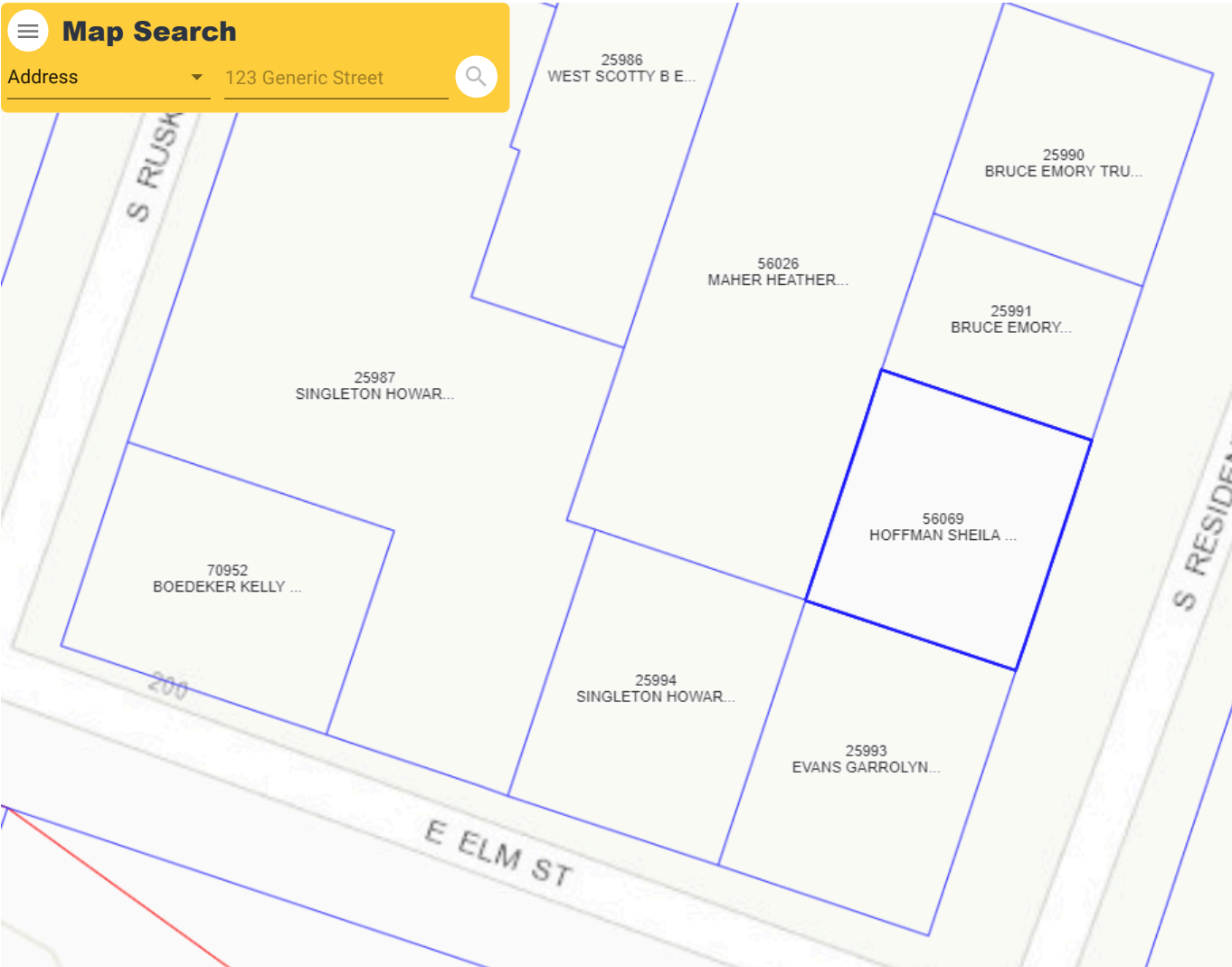
© 2024 Google



6.36 ft

**Map Search**

Address 123 Generic Street 🔍



Item-3.

**PROPERTY INFORMATION**

Prop ID	Geo ID
<b>56069</b>	11445-005-070-10
Situs Address	
<b>212 S RESIDENT, WHARTON</b>	
Legal Description	
WHARTON BLOCK 5 LOT 5A,7,8	
Taxing Units	
CWH,ED1,ED3,GWH,JRC,RD1,SWH,WDCB	
Market Area	Legal Acreage
COMM	0.1315
Abstract/Subdv Code	Block
S11445	5

**OWNER INFORMATION**

Owner Name & Mailing Address
<b>HOFFMAN SHEILA K (3531398)</b>
<b>114 S RESIDENT</b>
<b>WHARTON TX 77488</b>

**IMPROVEMENT AND LAND INFORMATION**

Liv Area	Class	State Cd	Use
624	OF3A	F1	
Land Size	Lnd Class	Type	Ag/Tim
0.1315		NHS	

**ADJUSTMENTS**

Improvement 1 Adj	Land 1 Adj
100.00	100.000

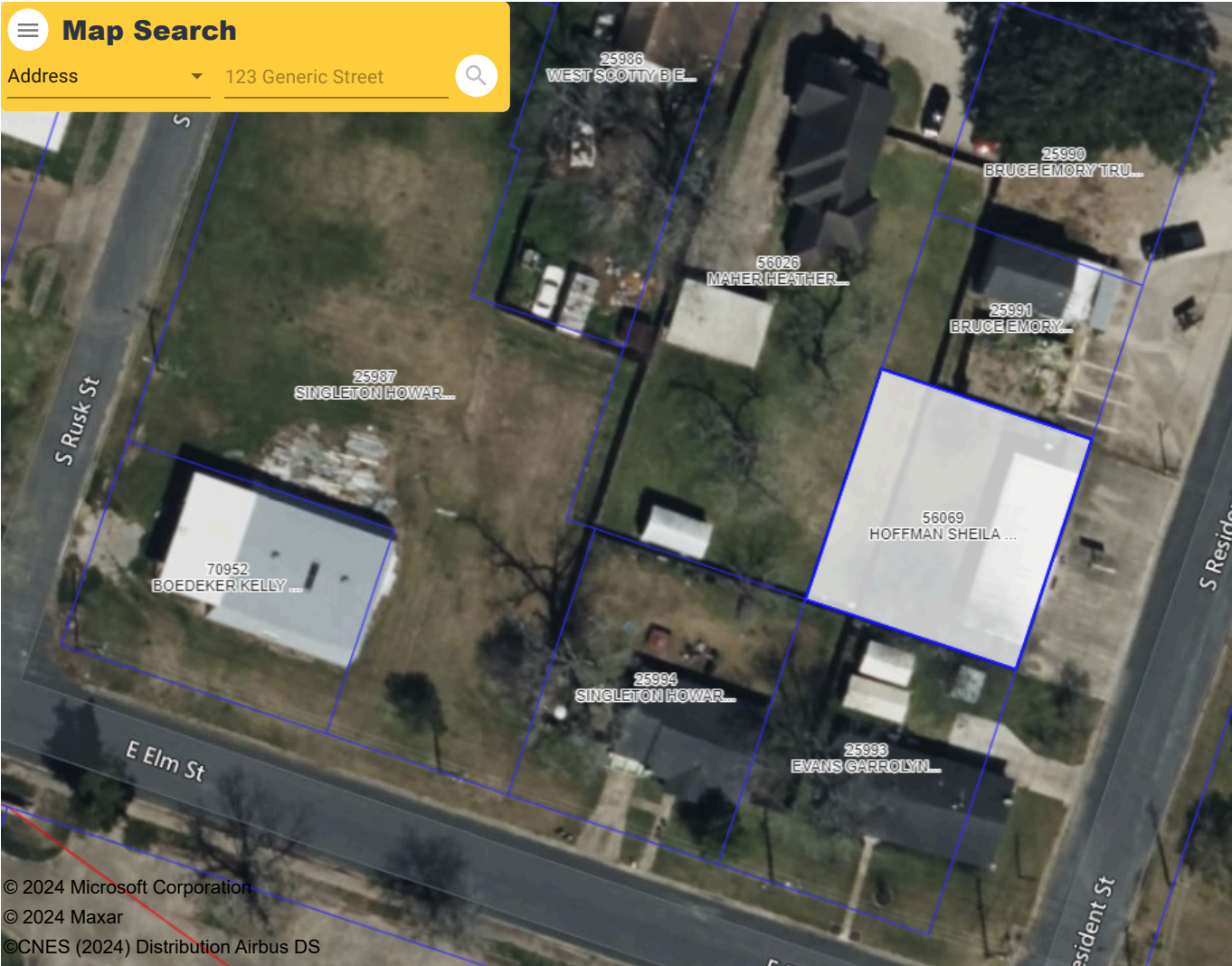
**VALUE INFORMATION**

Tiles © ArcGIS



**Map Search**

Address ▼ 123 Generic Street 🔍



© 2024 Microsoft Corporation  
 © 2024 Maxar  
 © CNES (2024) Distribution Airbus DS  
 © 2024 TomTom  
[Terms of Use](#)

Item-3.

**PROPERTY INFORMATION**

Prop ID	Geo ID
<b>56069</b>	11445-005-070-10
Situs Address	
<b>212 S RESIDENT, WHARTON</b>	
Legal Description	
WHARTON BLOCK 5 LOT 5A,7,8	
Taxing Units	
CWH,ED1,ED3,GWH,JRC,RD1,SWH,WDCB	
Market Area	Legal Acreage
COMM	0.1315
Abstract/Subdv Code	Block
S11445	5

**OWNER INFORMATION**

Owner Name & Mailing Address

**HOFFMAN SHEILA K (3531398)**  
**114 S RESIDENT**  
**WHARTON TX 77488**

**IMPROVEMENT AND LAND INFORMATION**

Liv Area	Class	State Cd	Use
624	OF3A	F1	Use
Land Size	Lnd Class	Type	Ag/Tim
0.1315		NHS	

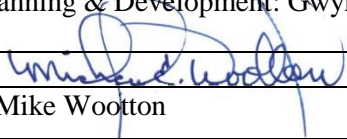
**ADJUSTMENTS**

Improvement 1 Adj	Land 1 Adj
100.00	100.000

**VALUE INFORMATION**

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

## PLANNING COMMISSION

Meeting Date:	7/30/2024	Agenda Item:	Request from Mr. Ronnie Wittig. on behalf of F&W Storage Company LLC to replat 1014 N. Richmond Rd., Toxey, Block ODD, Lot 3, 3B & Victor Subdivision, Block 4, Lot 7 replat for commercial redevelopment.
<p>At this time, the Commission may review and consider a request from Mr. Ronnie Wittig. on behalf of F&amp;W Storage Company LLC to replat 1014 N. Richmond Rd., Toxey, Block ODD, Lot 3, 3B &amp; Victor Subdivision, Block 4, Lot 7 replat for commercial redevelopment.</p> <p>See attached supporting documents.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Saturday, July 27, 2024	
Approval: 			
Chairperson: Mike Wootton			

CITY OF WHARTON  
PLANNING COMMISSION  
APPLICATION  
FOR  
PLAT OR RE-PLAT

NOTE: If plat or re-plat 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.

F+W Storage Company LLC  
Name (Printed)  
1014 N. Richmond  
Physical Address  
Wharton TX 77488  
Legal Address

5/21/24  
Date  
808 N Richmond Rd Wharton  
Mailing Address  
[Redacted]  
Phone

- \*ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
- \*ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

[Signature]  
Signature

5/31/24  
Date

Planning commission Meeting: \_\_\_\_\_  
City Council Meeting: \_\_\_\_\_

ADJACENT PROPERTY OWNER(S):

David Garza  
Name  
Toxey, Blk 3, Lot 4-8  
Legal Address  
Sherman & Donna Jackson  
Name  
VICTOR, BLK A, Lot 10, 11  
Legal Address  
Jamie Garza  
Name  
VICTOR, BLK A, Lot 6  
Legal Address

Phone  
117 Armstrong.  
Physical Address  
Phone  
122 W 3rd  
Physical Address  
Phone  
214 W 3rd  
Physical Address

Frank Terry  
Planning Department

7.23.24  
Date

- Recommend
- Do Not Recommend

\_\_\_\_\_  
Chairman of the Planning Commission

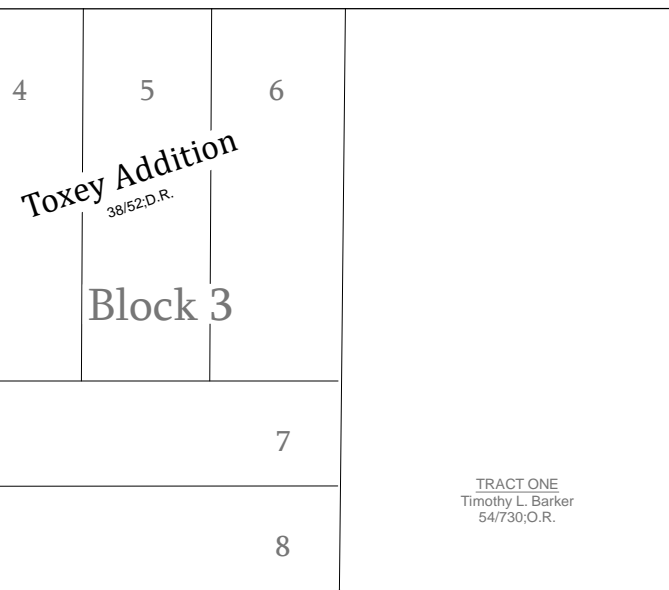
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Bu. Hwy. No. 59 (N. Richmond Rd.) (TX - 007)

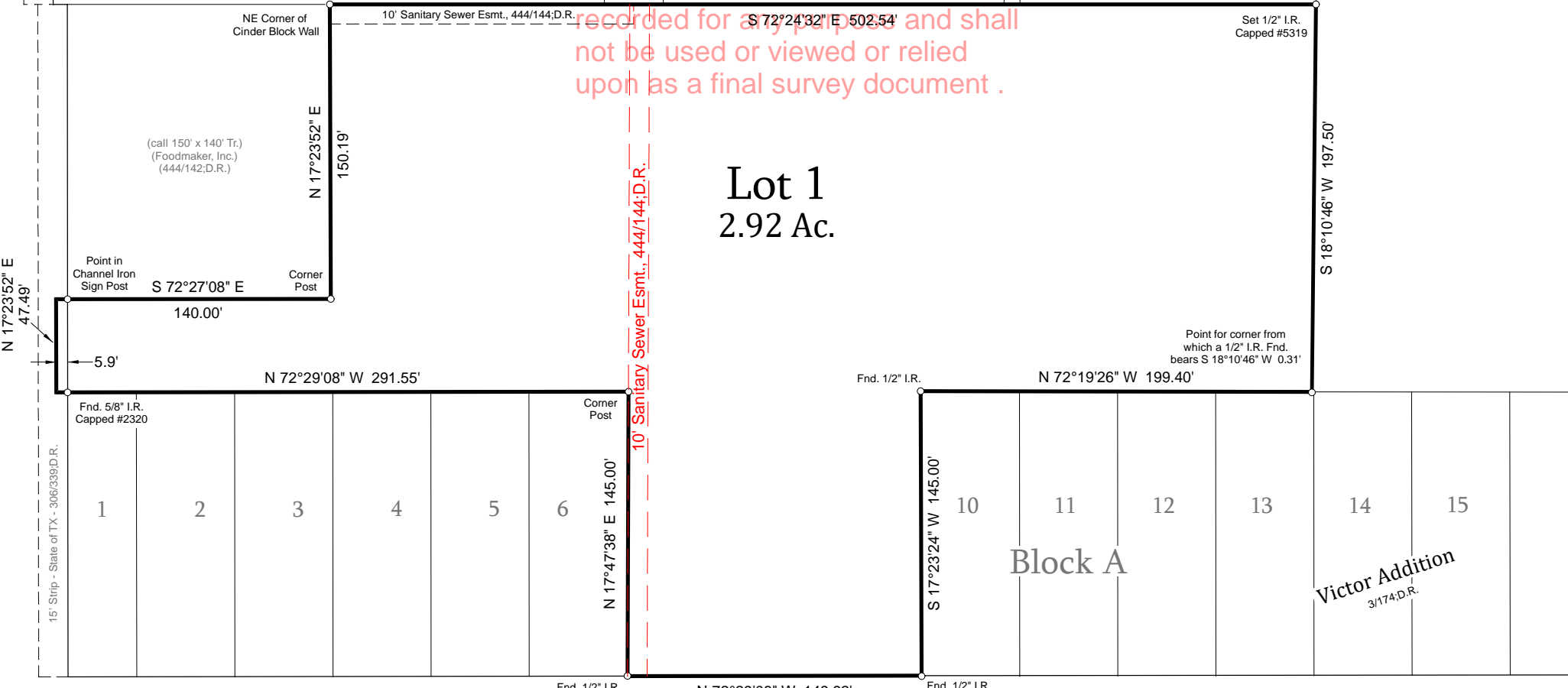
Armstrong Street (platted 50 ft. wide)



- Preliminary -

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

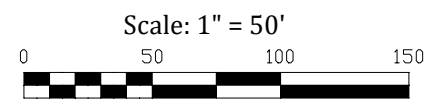
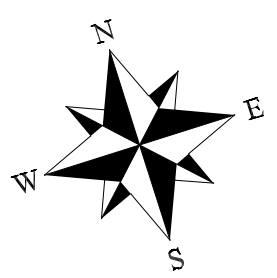
Lot 1  
2.92 Ac.



Third Street (platted 50' wide)

- Preliminary -

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



- Note:
- 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.
  - This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - This may not be a complete inventory of fences.
  - This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - This survey is valid for this transaction only.
  - Title: No Title 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.
  - Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
  - Building lines are set by City Ordinance and/or City Council.
  - This tract is located wholly within the city limits of the City of Wharton, Wharton County, Texas.

Flood Hazard Boundary Information:  
As of this date (May, 2024), the "Marshall Francis Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE" and Shaded Zone "X", Community No. 480654, Map No. 48481C0355 F, dated December 21, 2017. A portion of the Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, and in the area subject to inundation by the 0.2% annual chance flood event, a.k.a. the 500 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.

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

Known all men by these presents:

That F & W Storage Company, LLC, owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designate said property as the "F & W Storage Subdivision" in the City of Wharton, Wharton County, Texas, and does hereby bind itself, its heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand in Wharton, Wharton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Marshall C. Francis, Member

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Marshall C. Francis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By \_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

Known all men by these presents:

That F & W Storage Company, LLC, owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designate said property as the "F & W Storage Subdivision" in the City of Wharton, Wharton County, Texas, and does hereby bind itself, its heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand in Wharton, Wharton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronald D. Wittig, Member

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Ronald D. Wittig, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

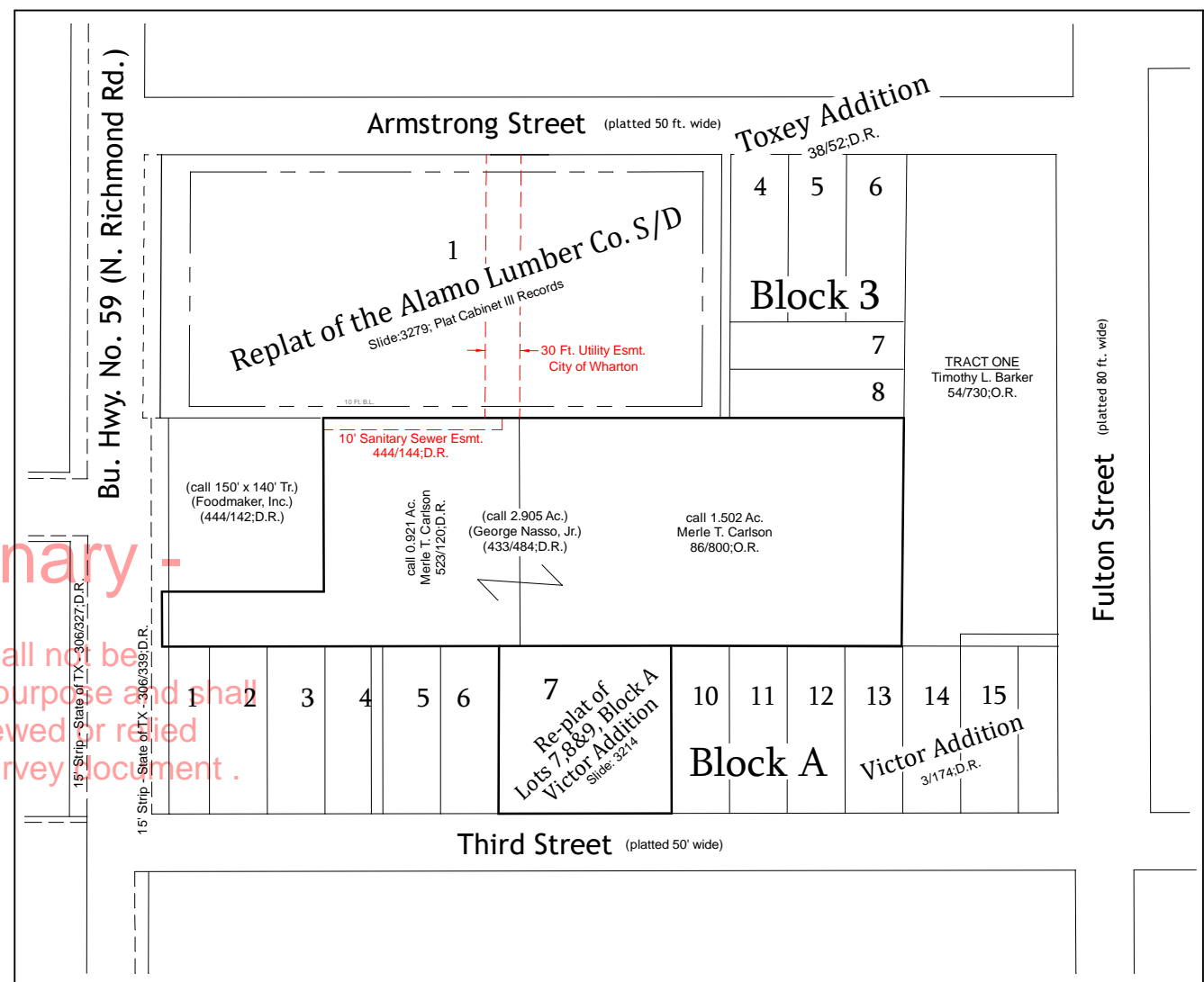
Witness my hand and seal of office  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By \_\_\_\_\_  
Notary Public in and for the State of Texas

Fulton Street (platted 80 ft. wide)

- Preliminary -

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



I, Robert W. Kolacny, am authorized under the laws of the State of Texas to practice the Profession of Land Surveying and hereby certify that the above plat is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron monuments.

Dated: November 17, 2023

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

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

This plat is hereby approved by the Planning Commission of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

\_\_\_\_\_  
Chairman, Planning Commission      Secretary, Planning Commission

Approved by the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

This plat is hereby approved by the City Council of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

\_\_\_\_\_  
Mayor      City Secretary

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

THE STATE OF TEXAS  
COUNTY OF WHARTON

I, Barbara Svatek, County Clerk in and for Wharton County, Texas, hereby certify that the foregoing instrument was filed for recordation in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

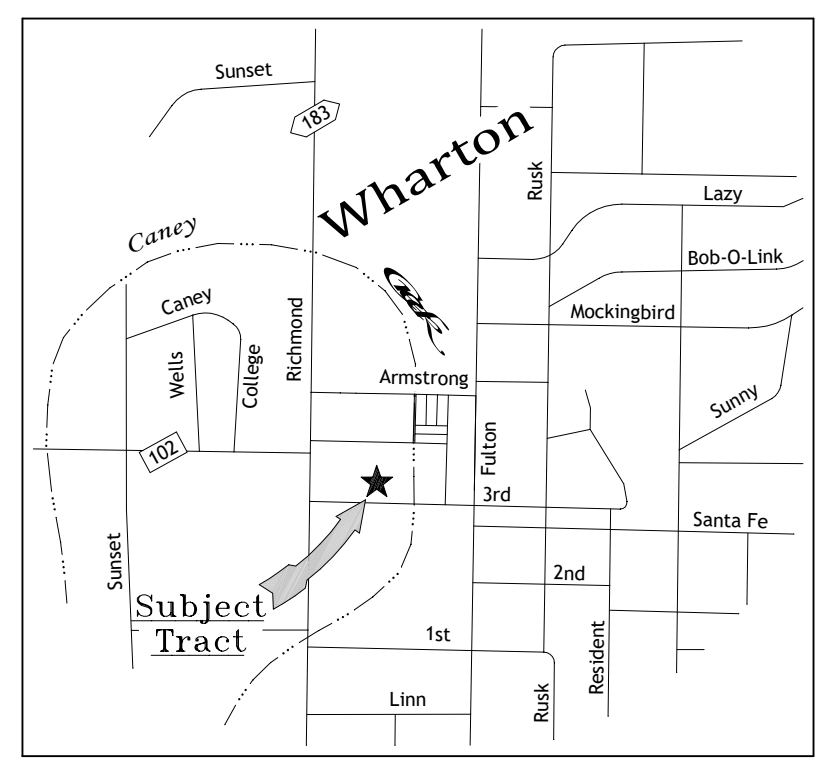
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Slide Number \_\_\_\_\_ of \_\_\_\_\_

the Plat Cabinet III Records, of Wharton County, Texas.

Witness my hand and seal of office, at Wharton, Wharton County, Texas, the day and date last above written.

\_\_\_\_\_  
County Clerk, Wharton County, Texas

By \_\_\_\_\_  
Deputy



# Preliminary Plat

of the  
**F & W Storage Subdivision**  
being the Replat of a former 0.921 Ac. & 1.502 Ac.  
Tract of land once conveyed to Merle T. Carlson  
AND Lot 7, of the replat of Lots 7, 8 & 9, Block A,  
Victor Addition to the  
City of Wharton, William Kincheloe League,  
Abstract No. 38, Wharton County, Texas

1 Lot 0 Reserves 1 Block      07/23/2024

Developer:  
F & W Storage Co. LLC  
808 N. Richmond Rd.  
Wharton, TX 77488  
979-532-3823

**ROBERT W. KOLACNY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056  
- Registered Professional Land Surveyors -  
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Replat Marshall 2.92 Ac. 5/24/24  
PROJECT: W/Wharton/City/Reserve/Replat  
CSD: Res.CFD  
BY: PV Arango