



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, June 6, 2022  
4:30 PM**

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

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, June 6, 2022, 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 2 day of June 2022.

By:     /s/ Mike Wootton      
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 2, 2022, 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 2 day of June 2022.

**CITY OF WHARTON**

By:     *Paula Favors*      
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, June 6, 2022**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Reading of the minutes from the regular called meeting held May 2, 2022.
2. Request from Mr. Stephen Wisnieski on behalf of My Storehouse Mini Storage II, 1810 Stadium Rd., Brod Acres, Block 17J-1, for a 7-foot variance from the required 20-foot building line setback on both the east and west side of the property resulting in a 13-foot setback from the adjoining residential properties.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	6/6/2022	Agenda Item:	Reading of the minutes from the regular called meeting held May 2, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held May 2, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, June 2, 2022	
Approval:			
Chairman: Mike Wootton			

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

**Monday, May 2, 2022  
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:36 p.m.

Commissioners present were: Mike Wootton, Rob Kolacny, Marshall Francis and Adryalle Watson.

Commissioners absent were: Burnell Neal, Russell Cenko and Michael Quinn.

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

Visitors present were: Laura Clemons.

**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 meeting held April 4, 2022. Rob Kolacny, Commissioner moved to approve the minutes as presented. Adryalle Watson, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Marshall Francis at 704 N. Richmond Rd., Cloud, Block 51, Lots 13A-1, 5 & 6 for replat. Marshall Francis, Commissioner recused himself from this item. Rob Kolacny, Commissioner moved to recommend the replat to the City Council for final approval. Adryalle Watson, Commissioner seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Mr. Jimmy Shelton on behalf of Emerson Heights LLC for replat of Gallaher, Lots 4, 5, 6, 7, 8 & 9 and Godsey, Lots 7B, 8A, 8B, 9, 10, 11 & 12 for multi-family development. Ms. Laura Clemons addressed the commission on the replat and provided a status for the project. Rob Kolacny, Commissioner moved to recommend the replat to the City Council for final approval. Adryalle Watson, Commissioner seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:47 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:	6/6/2022	Agenda Item:	Request from Mr. Stephen Wisnieski on behalf of My Storehouse Mini Storage II, 1810 Stadium Rd., Brod Acres, Block 17J-1, for a 7-foot variance from the required 20-foot building line setback on both the east and west side of the property resulting in a 13-foot setback from the adjoining residential properties.
<p>At this time, the Commission may review and consider a request from Mr. Stephen Wisnieski on behalf of My Storehouse Mini Storage II, 1810 Stadium Rd., Brod Acres, Block 17J-1, for a 7-foot variance from the required 20-foot building line setback on both the east and west side of the property resulting in a 13-foot setback from the adjoining residential properties.</p> <p>Attached are the letters of notification to the adjoining property owners, application, and site plan.</p> <p>Mr. Wisnieski will be in attendance to answer any questions.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, June 2, 2022	
Approval:			
Chairman: 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.

STEPHEN B. WISNIESKI 5/18/2022  
 Name (Printed) Date  
786 CANEY TRAILS DR. WHARTON, TX. 77488 1810 STADIUM RD WHARTON, TX. 77488  
 Physical Address Mailing Address  
Brod Acres, Block 175-1 979-533-9324 / 979-453-1323  
 Legal Address Phone

Describe the variance request and the reason for requesting variance:

MSMS II 1511 FM 1301 BUILDING "P" & "Q" PROJECT  
REQUESTING 7 FT VARIANCE ON EAST AND WEST SIDE

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

**SIGNATURE OF APPLICANT:**

Sammy Wisniewski 5/18/2022  
 Signature Date  
 Planning Commission Meeting: JUNE 6, 2022  
 City Council Meeting: JUNE 13, 2022

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

**ADJACENT PROPERTY OWNER (S):**

Charles Miller Estate c/o Ryan Quinn  
 Name  
Brod Acres, Blk 17K  
 Legal Address  
Panagiotis Peristeris  
 Name  
Brod Acres, Blk 175-2  
 Legal Address

\_\_\_\_\_  
 Phone  
1507 FM 1301  
 Physical Address  
 \_\_\_\_\_  
 Phone  
1515 E Boling Hwy  
 Physical Address

\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Legal Address

\_\_\_\_\_  
 Phone  
 \_\_\_\_\_  
 Physical Address

**APPROVAL:**

Franky Tew  
 Planning Department

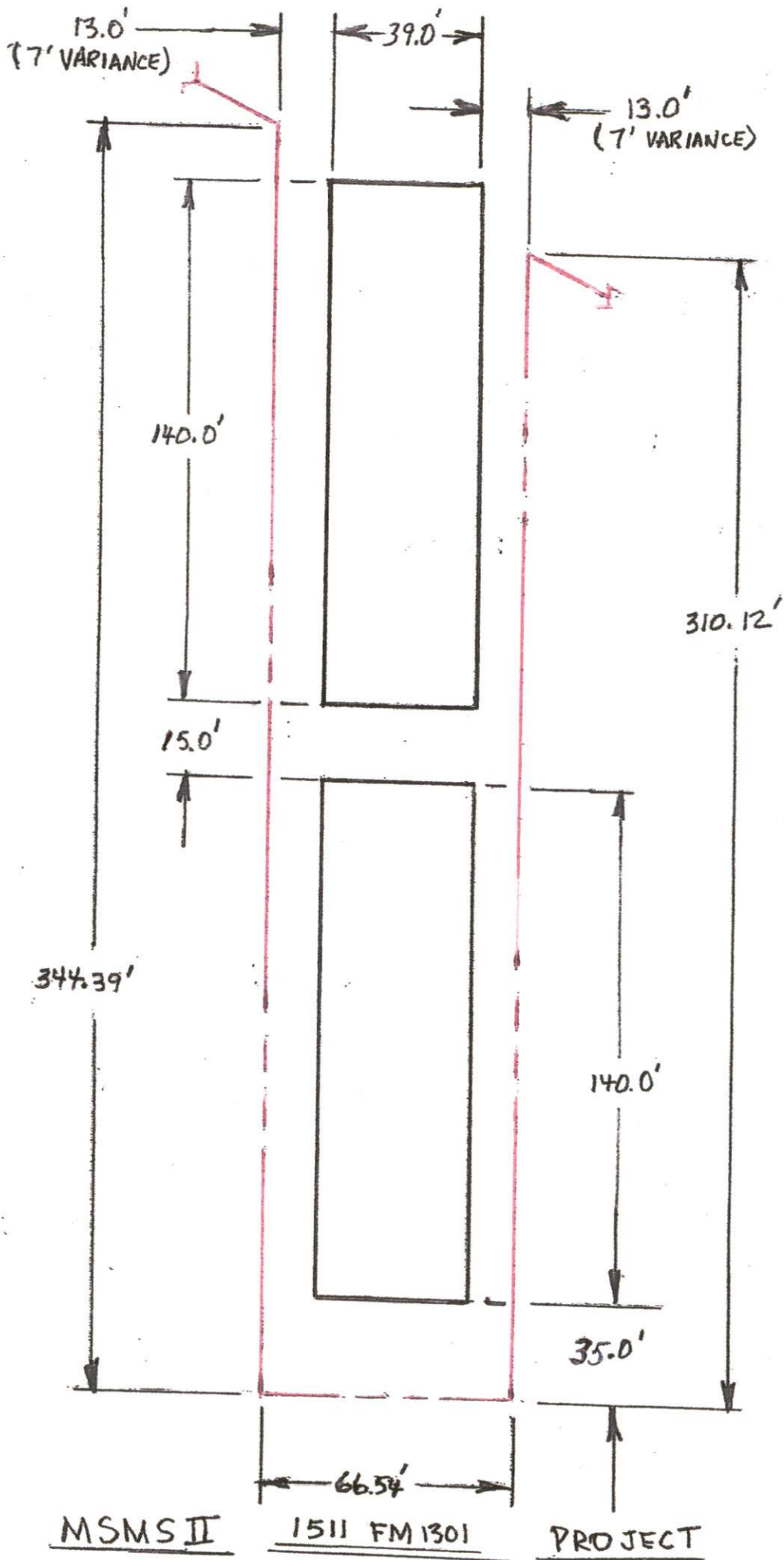
5.23.2022  
 Date

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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Date





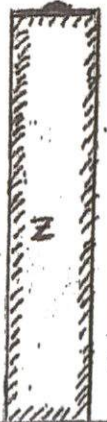
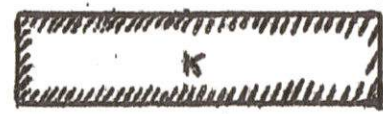
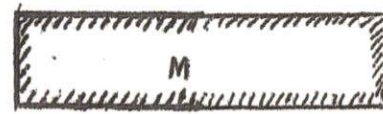
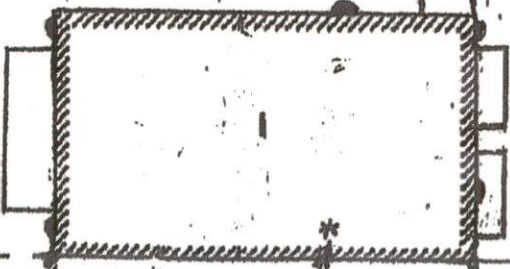
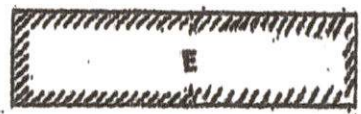
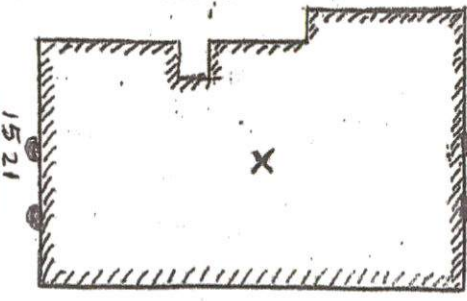
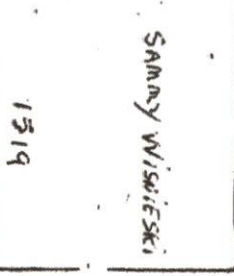
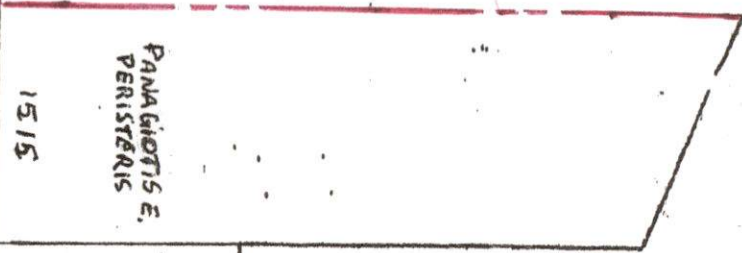
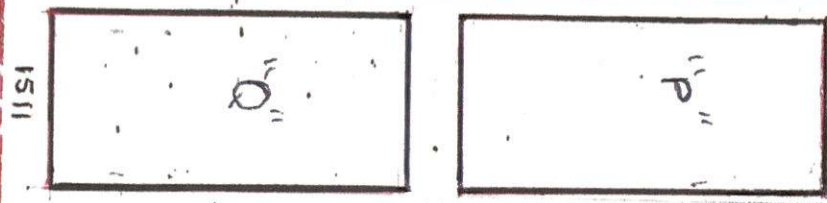
# MY STOREHOUSE MINI STORAGE I & II

## BUILDING LOCATION MAP

53274422

MSMSII 1511 FM 1301 PROJECT

CHARLES W. MILLER  
EST.  
% RYAN MILLER  
QUINN  
1501





ENTRY

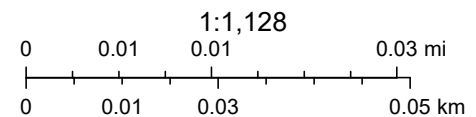
STADIUM ROAD

# MSMS II Variance Request CAD Map



5/26/2022, 2:20:10 PM

World Transportation  Abstracts  
 Parcels



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Wharton Central Appraisal District, BIS Consulting - www.bis

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



**City of Wharton**  
120 E. Caney Street ° Wharton, TX 77488  
Phone (979) 532-2491 °(979) 532-0181 FAX

May 26, 2022

Re: Panagiotis E. Peristeris  
1515 E Boling Hwy

To Whom It May Concern:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Monday, June 6, 2022, at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

Please contact me or my assistant, Krystal Hasselmeier, at (979) 532-2491 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gwyneth Teves".

Gwyneth Teves  
Director of Planning & Development



**City of Wharton**  
120 E. Caney Street ° Wharton, TX 77488  
Phone (979) 532-2491 °(979) 532-0181 FAX

May 26, 2022

Re: Charles W. Miller Estate c/o Ryan Miller Quinn  
1507 FM 1301

Dear Mrs. Quinn:

The City of Wharton has received a request from one of your neighbors for a variance from our City Codes.

I have attached a copy of the request for your review. Should you have any comments for the Planning Commission, it will be on the agenda on Monday, June 6, 2022, at 4:30 p.m. at City Hall, 120 E. Caney St., Wharton, TX 77488. If you have no objection, no further action on your part is necessary.

Please contact me or my assistant, Krystal Hasselmeier, at (979) 532-2491 if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read "Gwyneth Teves".

Gwyneth Teves

Director of Planning & Development

**gteves@cityofwharton.com**

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**From:** panagiotis peristeris <pano0177@icloud.com>  
**Sent:** Tuesday, May 31, 2022 5:31 PM  
**To:** gteves@cityofwharton.com  
**Subject:** Disagreement of variance notice

**Flag Status:** Flagged

I Panagiotis Peristeris owner of property at 1515 E Boling Hwy 77488 do not agree with the variance request of 7ft nor 13ft near my property. My concerns are that my parents will not have any privacy, people will be coming and going all times of day and night, construction will cause run off water from the business causing the property to flood like it is doing in the back of my property now. And also it will bring my property value to decrease. Please send confirmation that you received this email. Thank you

Sent from my iPhone