



**CITY OF WHARTON  
PLANNING COMMISSION MEETING**

**Monday, August 02, 2021  
4:30 PM**

***120 E CANEY ST.***

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, August 2, 2021, 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 29 day of July 2021.


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 July 29, 2021, 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 29 day of July 2021.

**CITY OF WHARTON**

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



**A G E N D A**  
**CITY OF WHARTON**  
**Planning Commission Meeting**  
**Monday, August 02, 2021**  
**City Hall - 4:30 PM**

**Call to Order.**

**Roll Call.**

**Review & Consider:**

1. Election of Officers
2. Reading of the minutes from the special called meeting held July 6, 2021.
3. Request by Mr. Carl Hlavinka for Re-Plat of 1106 Oriole Ln., Mayfair Addition, Block 3, Lot 3 for subdivision.

**Adjournment.**

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

## PLANNING COMMISSION

Meeting Date:	8/2/2021	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</li> <li>2. Vice-Chairperson</li> <li>3. Secretary</li> </ol>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 29, 2021	
Approval:			
Chairman: Mike Wootton			

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

## PLANNING COMMISSION

Meeting Date:	8/2/2021	Agenda Item:	Reading of the minutes from the special called meeting held July 6, 2021.
<p>At this time, the Commission may review and approve the minutes from the special called meeting held July 6, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 29, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Tuesday, July 6, 2021  
 4:30 P.M.**

Chairperson Mike Wootton declared the special called meeting of the Planning Commission duly open for the transaction of business at 04:35 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Rob Kolacny, Marshall Francis and Michael Quinn.

Commissioners absent were: Burnell Neal and Russell Cenko.

Staff members present were: Community Development Director Gwyneth Teves and Assistant to the Community Development Director Krystal Hasselmeier.

Visitors present were: Mr. Sam Wiesniski.

**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 meetings held May 3, 2021, and June 7, 2021. Commissioner Rob Kolacny moved to approve the minutes as presented. Commissioner Michael Quinn seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Ms. Ana Garibaldi for a 4' side building line setback variance from the required 5' setback and a 12' front building line setback variance from the required 25' setback for a rebuild and extension of carport at 108 E. Wayside Ave., Hawes 3, Block 36, Lots 9 & 10. Commissioner Rob Kolacny moved to recommend the request to the City Council for final approval. Commissioner Adryalle Watson seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Mr. Stephen Wisnieski of My Storehouse Mini Storage for a 5' side building line setback variance from the required 15' setback and a 7' front building line setback variance from the required 35' setback for new construction at 1810 Stadium Rd., Brod Acres, Block 17H-2. After some discussion, it was determined that the correct side setback for the property was 20' and a variance of 10' on the side would be required. Commissioner Rob Kolacny moved to recommend the amended request to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

Special Called Planning Commission Minutes  
Tuesday July 6, 2021  
Page 2 of 2

The fourth item on the agenda was to review and consider a request by Ms. Jenny Soto of Byrdsons Services on behalf of Maricrus Paniagua for a 3' side building line setback variance from the required 5' setback for a new construction at 2511 Jr. College Blvd., Hawes 4th, Block 14, Lot 3. Commissioner Rob Kolacny moved to recommend the request to the City Council for final approval. Commissioner Adryalle Watson seconded the motion. All voted in favor.

**Adjournment.** The meeting adjourned at 4:45 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:	8/2/2021	Agenda Item:	Request by Mr. Carl Hlavinka for Re-Plat of 1106 Oriole Ln., Mayfair Addition, Block 3, Lot 3 for subdivision.
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At this time, the Commission may review and consider a request by Mr. Carl Hlavinka for Re-Plat of 1106 Oriole Ln., Mayfair Addition, Block 3, Lot 3 for subdivision.

See attached application and Draft Re-Plat.

Community Development Director: Gwyneth Teves	Date: Thursday, July 29, 2021
Approval:	
Chairman: Mike Wootton	



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

Item-3.


**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.

Carl Hlavinka  
Name (Printed)  
1106 Oriole Ln  
Physical Address  
Block 3 Lot 4 (Maitfair)  
Legal Address

7/27/21  
Date  
1106 Oriole Ln Wharton TX  
Mailing Address  
979 533 4494  
Phone

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

**SIGNATURE OF APPLICANT:**

  
Signature

7/27/21  
Date

Planning commission Meeting: 8/10/21 @ 4:30p.  
City Council Meeting: 8/10/21 @ 7:00p.

**ADJACENT PROPERTY OWNER(S):**

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

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

**APPROVAL:**

  
Planning Department

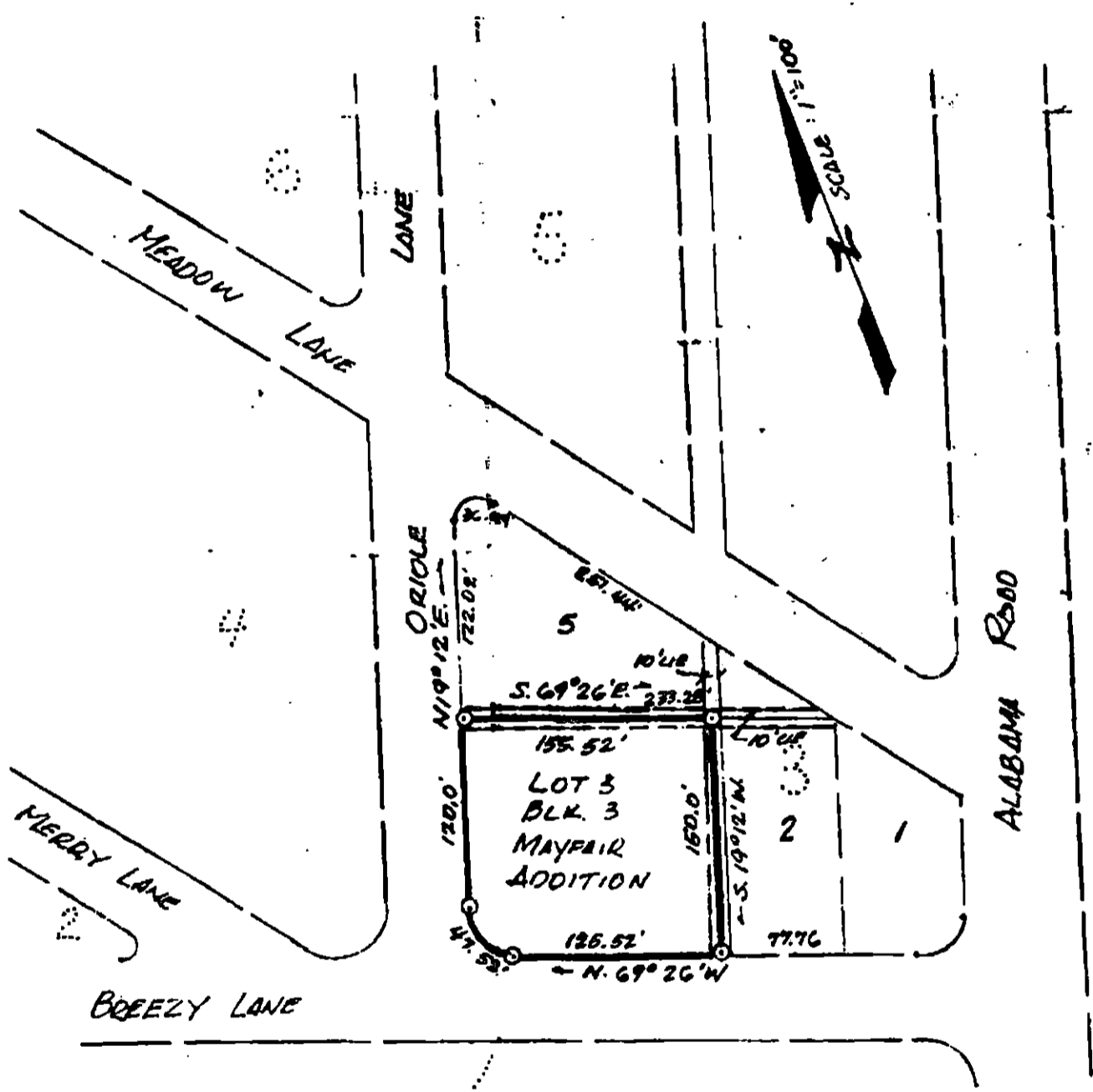
7.29.2021  
Date

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

\_\_\_\_\_  
Date

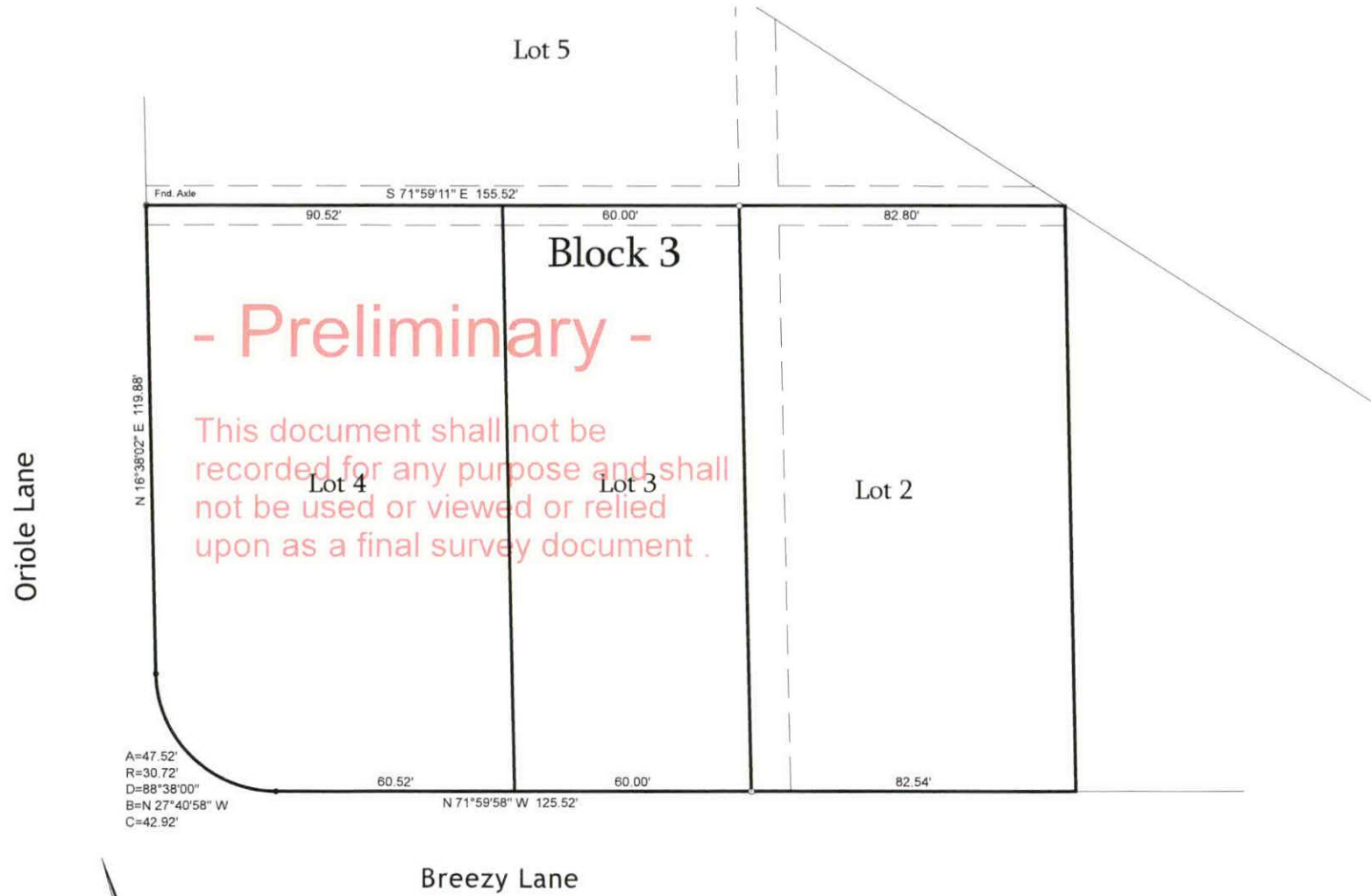
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



DENOTES CORNER MONUMENTS

LOT THREE (3), BLOCK THREE (3), MAYFAIR ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS.



Note:  
 (1) This document is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the



Mayfair Addn.  
1889/D.R.

Lot 5

Meadow Lane  
(platted 50 ft. wide)

Oriole Lane  
(platted 50 ft. wide)

Block 3

- 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 4

Lot 3

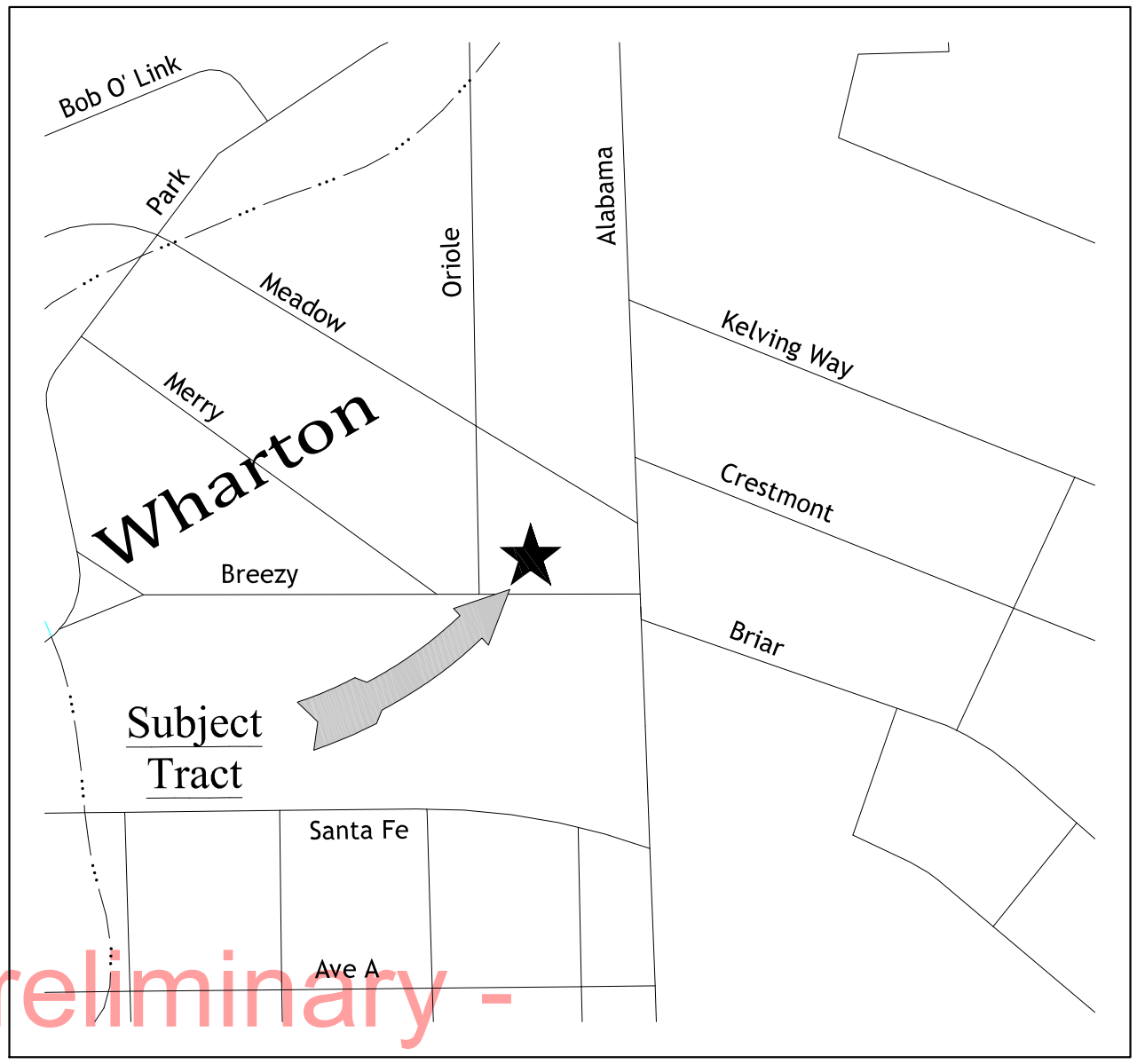
Lot 2

- 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

Vicinity Map  
No Scale



Mayfair Addn.  
1889/D.R.

Lot 5

Meadow Lane  
(platted 50 ft. wide)

Oriole Lane  
(platted 50 ft. wide)

Block 3

Lot Three (3)  
Block Three (3)  
Mayfair Addn.  
Slide: 2053; Plat Cabinet II

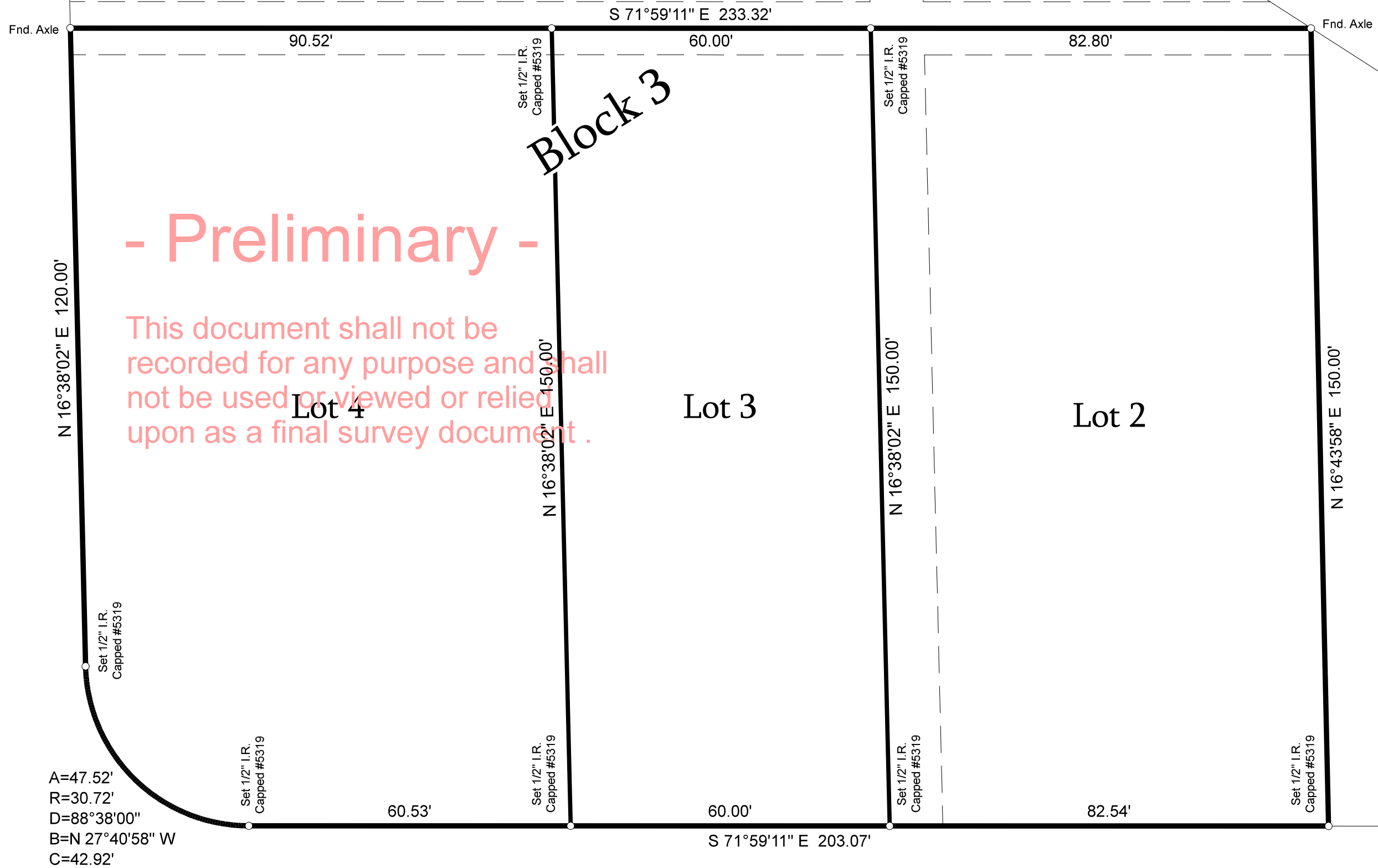
Lot 2

Lot 1

- 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.

Property Before Development  
Scale: 1" = 40'



Breezy Lane  
(platted 50 ft. wide)

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 \_\_\_\_\_, 2021.

At \_\_\_\_\_ O'clock \_\_\_\_\_ M. In Slide Number \_\_\_\_\_ of

the Plat Cabinet Records III, 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

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: July 28, 2021

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

- 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.

THE STATE OF TEXAS  
COUNTY OF WHARTON  
CITY OF WHARTON

Known all men by these presents:

That Texasgulf Federal Credit Union, Lienholder 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 "Replat of Lot Two (2), Block Three (3), Mayfair Addition and Lot Three (3), Block Three (3), Mayfair Addition" 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mike Sterry, President & CEO

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Mike Sterry, 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 \_\_\_\_\_, 2021.

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 Carlton Bryan Hlavinka and Mildred S. Hlavinka, and Aaron Wayne Pihoda, owners of the property shown in the above and foregoing map, do 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 "Replat of Lot Two (2), Block Three (3), Mayfair Addition and Lot Three (3), Block Three (3), Mayfair Addition" in the City of Wharton, Wharton County, Texas, and do hereby bind ourselves, our 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Carlton Bryan Hlavinka  
\_\_\_\_\_  
Mildred S. Hlavinka  
\_\_\_\_\_  
Aaron Wayne Pihoda

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Carlton Bryan Hlavinka, 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 \_\_\_\_\_, 2021.

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

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Mildred S. Hlavinka, 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 \_\_\_\_\_, 2021.

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

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Aaron Wayne Pihoda, 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 \_\_\_\_\_, 2021.

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

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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

- 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.

Preliminary Plat

of the

Replat of Lot Two (2), Block Three (3)  
Mayfair Addition and Lot Three (3),  
Block Three (3), Mayfair Addition  
City of Wharton, Wharton County, Texas

3 Lots 0 Reserves 1 Block 07/28/2021

Developers:  
Carlton Bryan Hlavinka  
Mildred S. Hlavinka  
1106 Oriole Lane  
Wharton, TX 77488  
979-533-4495

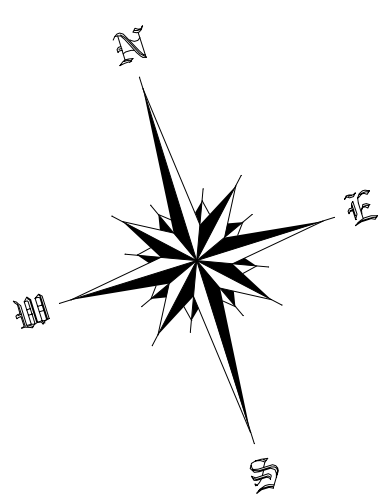
Texasgulf Federal Credit Union  
2101 N. Fulton St.  
Wharton, TX 77488  
979-282-2300

Aaron W. Pihoda  
1017 Breezy Ln.  
Wharton, TX 77488



FILE: Replat Lots 2 and 3 Blk 3 Mayfair.dwg  
PROJECT: WWhartonCityMayfair  
CDD: LKX.CDD  
BY: PV Aringa

OFFICE: (979) 532-8056 - kolacny.survey@gmail.com



Scale: 1" = 20'



NOTE:  
Building Lines set by City Council and/or City Ordinance.

NOTE:  
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 (July, 2021), the "Replat of Lot Two (2), Block Three (3), Mayfair Addition and Lot Three (3), Block Three (3), Mayfair Addition", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Community No. 480654, Map No. 48481C0355 F, dated December 21, 2017. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 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.