



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, September 19, 2022
4:30 PM**

***CITY HALL
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, September 19, 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 15 day of September 2022.

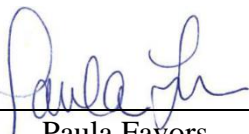
By: /s/ Mike Wootton
Mike Wootton
Chairperson

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 September 15, 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 15 day of September 2022.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, September 19, 2022
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held August 15, 2022.
2. Request from Mr. Alejandro Vargas of 817 E. Milam St., Dickson Subd., Lots 21 & 22 for a variance to build over the property line between 2 lots for commercial building construction.
3. Request from Mr. Aaron Drake, 1324 La Delle St., Arnel Subd, Lot 11 for a 7 ft side property line setback variance for the placement of a permanent structure due to gas line conflict.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	9/19/2022	Agenda Item:	Reading of the minutes from the regular called meeting held August 15, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held August 15, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Wednesday, September 14, 2022	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, August 15, 2022
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:31 p.m.

Commissioners present were: Mike Wootton, Burnell Neal, Adraylle Watson, Rob Kolacny and Marshall Francis.

Commissioners absent were: Michael Quinn.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Claudia Velasquez, Assistant to the 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 reading of the minutes from the regular called meeting held August 1, 2022. Adraylle Watson, Commissioner moved to approve the minutes as presented. Rob Kolacny, Commissioner seconded the motion.

The second item on the agenda was to review and consider a request from Mr. Marshall Francis & Ronnie Wittig (owners) on behalf of F & W Storage Inc., 210 W. Third St., Toxey, Block ODD, Lot 3, 3B & Victor Subdivision, Block 4, Lot 7 Replat for a 20-foot variance from the required 25-foot front property line setback and a zero-lot line setback to build over 2 property lines for the construction of a new building to expand their business. Rob Kolacny, Commissioner moved to recommend the variance to the City Council for final approval. Burnell Neal, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:40 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	9/19/2022	Agenda Item:	Request from Mr. Alejandro Vargas of 817 E. Milam St., Dickson Subd., Lots 21 & 22 for a variance to build over the property line between 2 lots for commercial building construction.
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At this time, the Commission may review and consider a request from Mr. Alejandro Vargas of 817 E. Milam St., Dickson Subd., Lots 21 & 22 for a variance to build over the property line between 2 lots for commercial building construction.

Attached are the application, and site plan.

Mr. Vargas will be in attendance to answer any questions.

Director of Planning & Development: Gwyneth Teves	Date: Thursday, September 15, 2022
Approval:	
Chairperson: Mike Wootton	



City of Wharton

120 E. Caney • Wharton, TX 77488
Phone (979) 532-2491 • Fax (979) 532-0181

MEMORANDUM

DATE: September 15, 2022
FROM: Gwyneth Teves, Director of Planning & Development
TO: City of Wharton Planning Commission
SUBJECT: Recommendation for replat in place of variance for 817 E. Milam St.

In past instances of new construction for commercial properties that encompass multiple lots, it has been the request of the City that properties be replatted for the construction.

It is my recommendation that the Planning Commission and City Council deny the variance to build over the lot line and require that the property be replatted into one single lot prior to construction of the commercial business.

If you should have any questions, please contact me at 979-532-2491 ext. 238. Thank You.

**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.

Alejandro Vargas
Name (Printed)
108 Boone Rd Lane City TX 77453
Physical Address
Dickson, Lot 21-22,
Legal Address CR013292, R013293

9-12-22
Date
P.O. Box 119 Lane City TX 77453
Mailing Address
(979) 557-1753
Phone 979-557-7160 (son Alex)

Describe the variance request and the reason for requesting variance:

Taco building trying to build in middle of two different lots.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

ALEJANDRO VARGAS 9-12-22
Signature Date
Planning Commission Meeting: 9-19-2022 430p
City Council Meeting: 9-26-2022 7p

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

ADJACENT PROPERTY OWNER (S):

Bashir Shahani
Name
Dickson, Lot 20
Legal Address
Ruth Andrews,
Name
Wharton, Block 18, Lot 18
Legal Address

Phone
825 E. Milam ST.
Physical Address
Phone
722 E. Milam ST.
Physical Address

Name
Legal Address

Phone
Physical Address

APPROVAL:

Fresh Tews
Planning Department

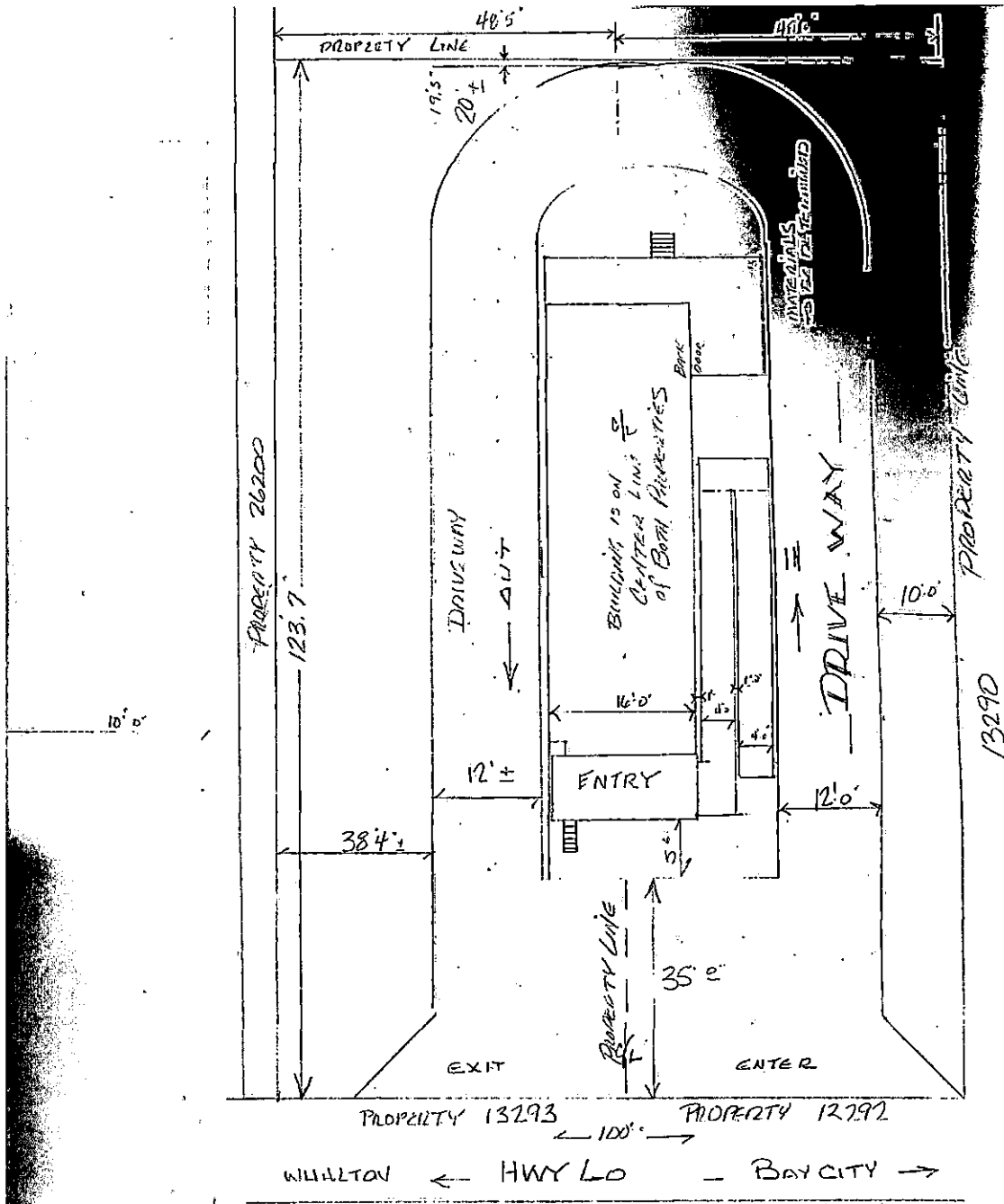
9-12-2022
Date

Chairman of the Planning Commission

Date

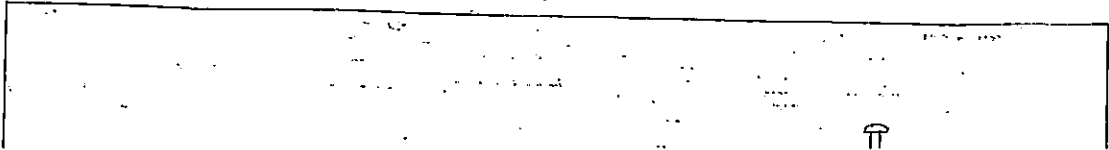
Mayor

Date



NOT TO SCALE
 PLOT PLAN
 2.16.2022
 ALEX

ENTRANCE



R013292/ R013293-817 E Milam Street



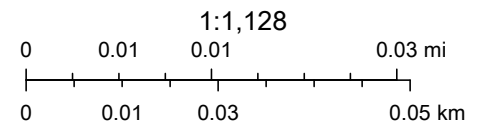
817 E Milam Map

Item-2.



9/15/2022, 8:16:02 AM

- Override 1
- Parcels



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Wharton Central Appraisal District, BIS Consulting - www.bis

Property Details

Account	
Property ID:	R013292
Legal Description:	DICKSON LOT 21 Acres:0.1295
Geographic ID:	10330-000-210-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	817 E MILAM WHARTON
Map ID:	W
Owner	
Name:	VARGAS ALEJANDRO ETUX MARGARITA
Mailing Address:	PO BOX 119 LANE CITY, TX 77453-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$14,159
Agricultural Market Valuation:	\$0
Market Value:	\$14,159
Ag Use Value:	\$0
Appraised Value:	\$14,159

Item-2.

Homestead Cap Loss: ②

Assessed Value:

\$14,159

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	COUNTY JR COLLEGE	0.131770	\$14,159	\$14,159	\$18.66	
1	CONS GROUNDWATER	0.007100	\$14,159	\$14,159	\$1.01	
1	ESD#1	0.049680	\$14,159	\$14,159	\$7.03	
1	FM & LR	0.043980	\$14,159	\$14,159	\$6.23	
1	WHARTON COUNTY	0.380810	\$14,159	\$14,159	\$53.92	
3	CITY OF WHARTON	0.419170	\$14,159	\$14,159	\$59.35	
3	ESD#3	0.087450	\$14,159	\$14,159	\$12.38	
7	WHARTON ISD	1.313400	\$14,159	\$14,159	\$185.96	

Total Tax Rate: 2.433360

Estimated Taxes With Exemptions: \$344.54

Estimated Taxes Without Exemptions: \$344.54

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

PLANNING COMMISSION

Meeting Date:	9/19/2022	Agenda Item:	Request from Mr. Aaron Drake, 1324 La Delle St., Arnel Subd, Lot 11 for a 7 ft side property line setback variance for the placement of a permanent structure due to gas line conflict.
<p>At this time, the Commission may review and consider a request from Mr. Aaron Drake, 1324 La Delle St., Arnel Subd, Lot 11 for a 7 ft side property line setback variance for the placement of a permanent structure due to gas line conflict</p> <p>Attached are the application, and site plan.</p> <p>Mr. Drake will be in attendance to answer any questions.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, September 15, 2022	
Approval:			
Chairperson: Mike Wootton			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Item-3.

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.

Aaron Drake
Name (Printed)
1324 La Delle Wharton, Tx 77488
Physical Address

Legal Address

8/29/2022
Date
1324 La Delle Wharton, Tx 77488
Mailing Address
870-450-4655
Phone

Describe the variance request and the reason for requesting variance:

Requesting permission to place to place a permanent structure 3ft from
property line due to a buried gas line located in back yard.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature]
Signature
8-29-22
Date
Planning Commission Meeting: 9-19-22 430p
City Council Meeting: 9-26-22 7p

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

ADJACENT PROPERTY OWNER (S):

Hernandez Hector Jr (Kimberly)
Name
1404 La Delle Wharton, Tx 77488
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

Mayor

9.6.2022
Date

Date

Date

To whom it may concern:

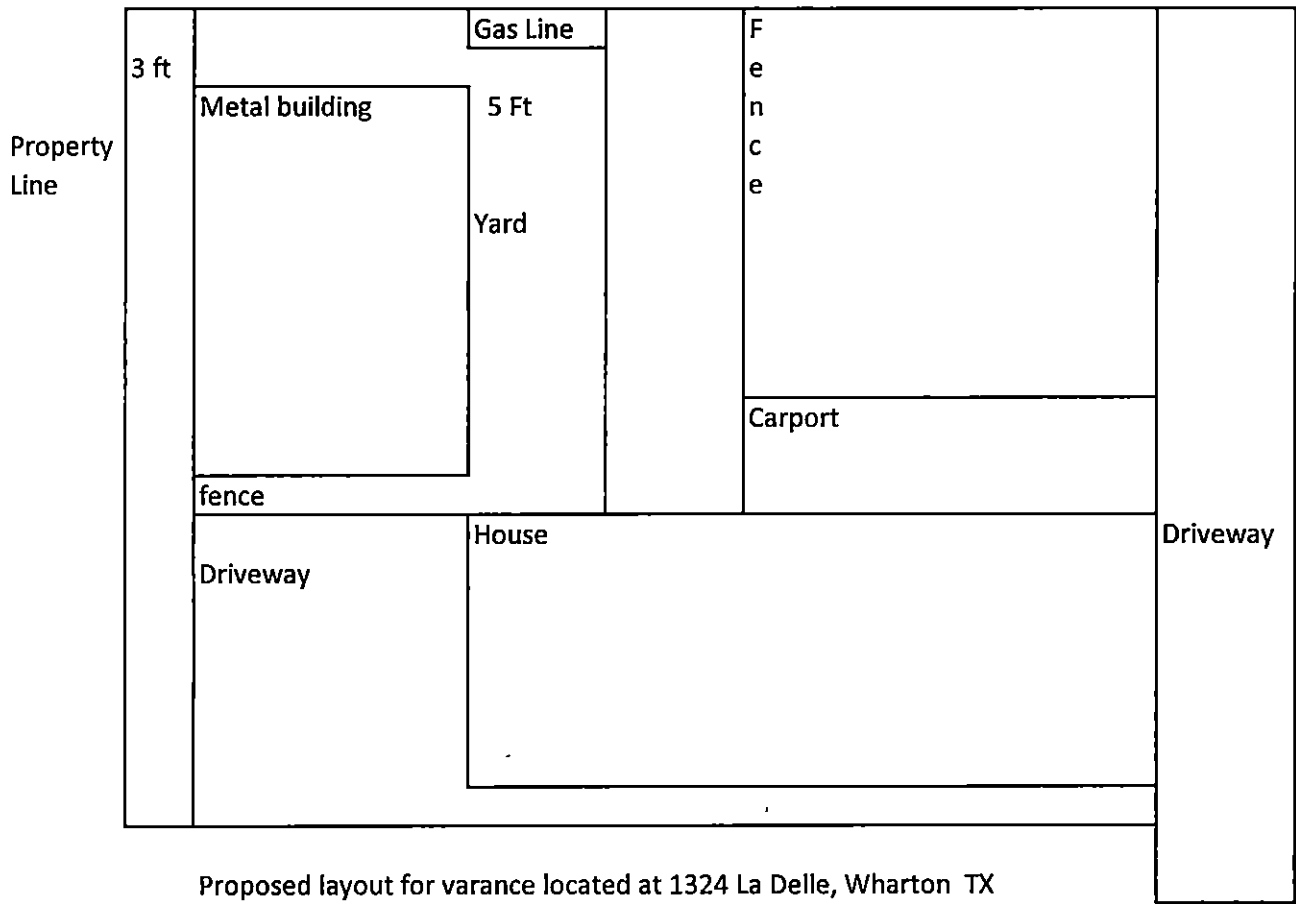
This letter of intent is in support of my request for a variance at 1324 La Delle, Wharton TX. Two smaller sheds were placed in the back yard three feet from the property line before I purchased the property. Over the past few months both sheds have been removed in preparation of placing a single metal building in their place. I am requesting a variance in order to place a single metal building placed on top of a concrete slab that will be located three feet from the property line. The reason I am requesting the ability to place the structure three feet from the property line is due to the location of a gas line located in my back yard. If the structure and concrete slab are placed five feet instead of the three feet requested, the edge of the building will be placed with-in three feet from a gas line. My concerns are that the building will be placed too close to the gas line for any future repairs or concerns.

The structure listed above will be placed on the eastern border of the property adjacent to 1324 La Delle just adjacent to 1404 La Delle. The length of the suggested structure will be Forty-five feet in length and fifteen feet wide. The metal structure will be placed on a concrete slab eleven and half inches from ground level. The thickness of the concrete edges will be a total of eleven and half inches and the thickness in the center will be six inches.

Thank you for your consideration

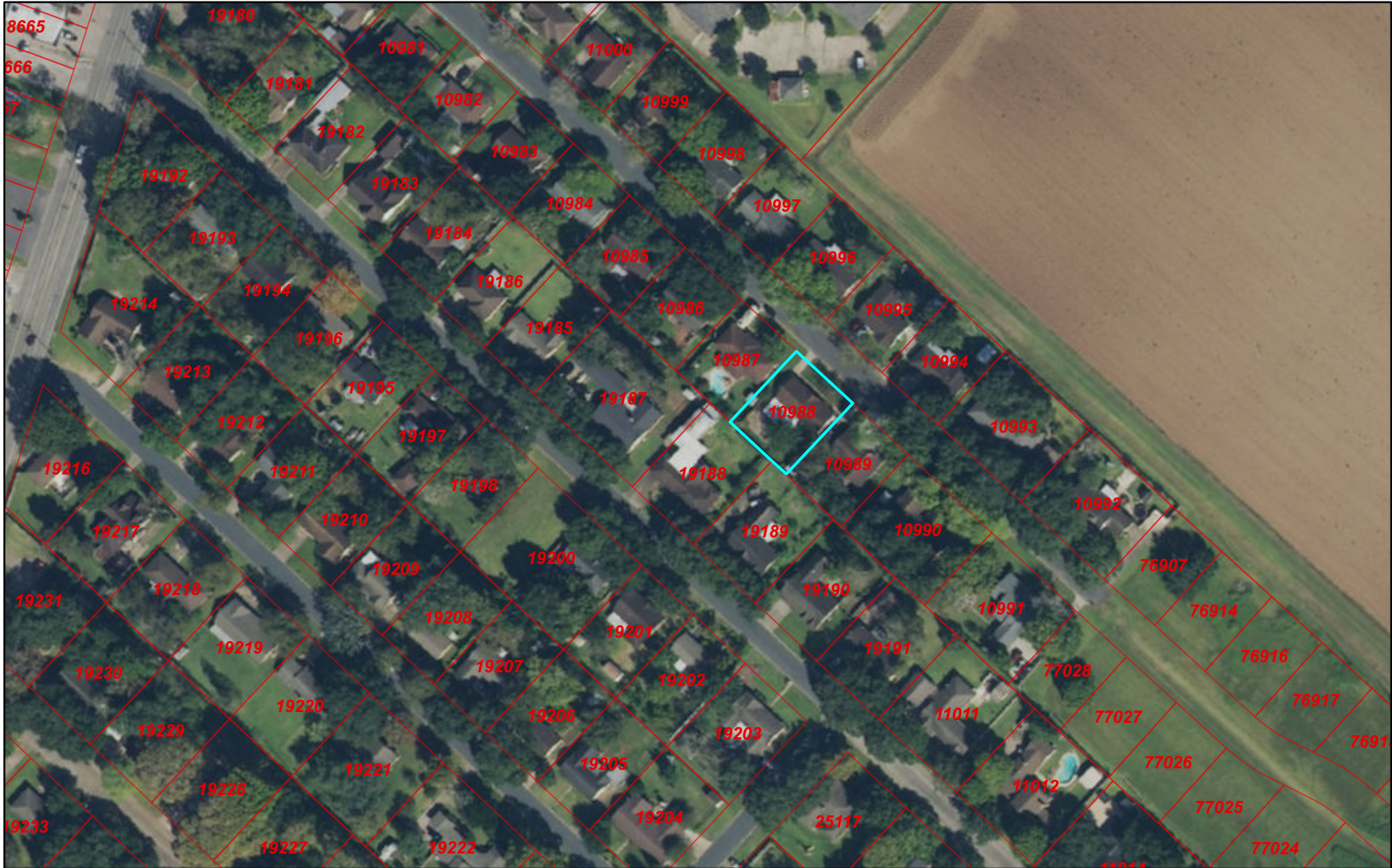


Aaron Drake, D.V.M



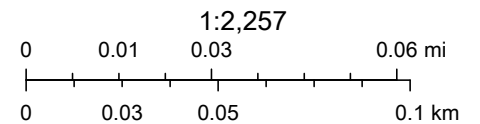
Proposed layout for varance located at 1324 La Delle, Wharton TX
Aaron Drake

1324 LaDelle Map



9/15/2022, 8:14:34 AM

 Parcels



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Wharton Central Appraisal District, BIS Consulting - www.bis

Property Details

Account	
Property ID:	R010988
Legal Description:	ARNEL LOT 11 Acres:0.2377
Geographic ID:	10025-000-011-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	1324 LA DELLE WHARTON
Map ID:	W
Owner	
Name:	DRAKE AARON B
Mailing Address:	1324 LA DELLE WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$150,870
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$32,932
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$183,802
Ag Use Value:	\$0
Appraised Value:	\$183,802

Item-3.

Homestead Cap Loss: ⓘ

Assessed Value:

\$183,802

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	COUNTY JR COLLEGE	0.131770	\$183,802	\$183,802	\$242.20	
1	CONS GROUNDWATER	0.007100	\$183,802	\$183,802	\$13.05	
1	ESD#1	0.049680	\$183,802	\$183,802	\$91.31	
1	FM & LR	0.043980	\$183,802	\$183,802	\$80.84	
1	WHARTON COUNTY	0.380810	\$183,802	\$183,802	\$699.94	
3	CITY OF WHARTON	0.419170	\$183,802	\$183,802	\$770.44	
3	ESD#3	0.087450	\$183,802	\$183,802	\$160.73	
7	WHARTON ISD	1.313400	\$183,802	\$183,802	\$2,414.06	

Total Tax Rate: 2.433360

Estimated Taxes With Exemptions: \$4,472.57

Estimated Taxes Without Exemptions: \$4,472.57