



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, August 15, 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, August 15, 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 11 day of August 2022.

By: /s/Michael Wootton
Michael 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 August 11, 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 11 day of August 2022.

CITY OF WHARTON

By: Paula Favors
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, August 15, 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 4, 2022.
2. 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.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	8/15/2022	Agenda Item:	Reading of the minutes from the regular called meeting held August 4, 2022.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held August 4, 2022.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, August 11, 2022	
Approval:			
Chairperson: Mike Wootton			

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

**Monday, August 1, 2022
4:30 P.M.**

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

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

Commissioners absent were: Michael Quinn and Rob Kolacny.

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

Visitors present were: Ken Schott – Waterstone Development

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 July 18, 2022. Adraylle Watson, Commissioner moved to approve the minutes as presented. Marshall Francis, Commissioner seconded the motion.

The second item on the agenda was to review and consider a request from Mr. A. Judd Harrison, Turtle Creek Village Section II, Lot Reserve, Lots 5, 6, 7, Lots 4 - 39, Lots 56 – 100 to vacate subdivision plat recorded February 13, 1973, due to lack of development. Adraylle Watson, Commissioner moved to recommend the vacation of the plat to the City Council for final approval. Burnell Neal, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:41 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	8/15/2022	Agenda Item:	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.
<p>At this time, the Commission may 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..</p> <p>Attached are the application, and site plan.</p> <p>Mr. Francis will be in attendance to answer any questions.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, August 11, 2022	
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. 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.

F+W Storage Inc
Name (Printed)

7-29-22
Date

210 W. Third Street
Physical Address

808 N Richmond Rd
Mailing Address

Legal Address
MARSHALL FRANCIS + RONNIE WITTY OWNERS

532-3823 cell. 5319051
Phone

Describe the variance request and the reason for requesting variance:

20' Variance from 25' setback front property line for a Climate Control Storage Building

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature] 7-29-22
Signature Date
Planning Commission Meeting: 8/15/2022
City Council Meeting: 8/22/2022

Building line setbacks Only	
Residential	\$100.00 <u> </u>
Non-Residential	\$150.00 <input checked="" type="checkbox"/>
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

APPROVAL:

[Signature]
Planning Department

8-1-22
Date

Chairman of the Planning Commission

Date

Mayor

Date

F:\CodeEnforcement\MasterDocuments\appvar.planningcommission2014







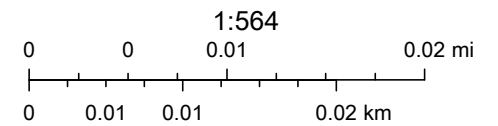
F&W Storage



8/11/2022, 4:36:05 PM

 Parcels

 Lot Lines



© OpenStreetMap (and) contributors, CC-BY-SA

Wharton Central Appraisal District, BIS Consulting - www.bis

Wharton CAD Property Search

Property ID: R024930 For Year 2022

Map



Property Details

Account	
Property ID:	R024930
Legal Description:	TOXEY BLOCK ODD LOT 3, 3B VICTOR SUBD BLK 4, LOT 7 REPLAT Acres:2.9247
Geographic ID:	11300-000-032-00
Agent:	045
Type:	R - REAL PROPERTY
Location	
Address:	1014 N RICHMOND RD WHARTON
Map ID:	
Owner	
Name:	F & W STORAGE COMPANY LLC
Mailing Address:	808 N RICHMOND RD WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$372,412
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$122,304
Agricultural Market Valuation:	\$0
Market Value:	\$494,716
Ag Use Value:	\$0
Appraised Value:	\$494,716
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$494,716

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	WHARTON COUNTY	0.380810	\$494,716	\$494,716	\$1,883.93	
1	FM & LR	0.043980	\$494,716	\$494,716	\$217.58	
1	ESD#1	0.049680	\$494,716	\$494,716	\$245.77	
1	CONS GROUNDWATER	0.007100	\$494,716	\$494,716	\$35.12	
1	COUNTY JR COLLEGE	0.131770	\$494,716	\$494,716	\$651.89	
3	CITY OF WHARTON	0.419170	\$494,716	\$494,716	\$2,073.70	
3	ESD#3	0.087450	\$494,716	\$494,716	\$432.63	
7	WHARTON ISD	1.313400	\$494,716	\$494,716	\$6,497.60	

Total Tax Rate: 2.433360

Item-2.

Estimated Taxes With Exemptions: \$12,038.22

Estimated Taxes Without Exemptions: \$12,038.22

Property Improvement - Building

Living Area: 14,650.00sqft **Value:** \$228,376

Type	Description	Year Built	SQFT
COMMERCIAL	COMMERCIAL	1970	2,400.00
MWS-4A	MWS-4A	0	2,400.00
MWS-4A	MWS-4A	0	2,000.00
MWS-4A	MWS-4A	1970	2,100.00
MWS-4A	MWS-4A	1970	1,750.00
MWS-4A	MWS-4A	1970	2,000.00
MWS-4A	CONVERTED BS	0	2,000.00
DRIVEWAY CONCRETE	DRIVEWAY CONCRETE	0	13,240.00

Living Area: 4,000.00sqft **Value:** \$159,257

Type	Description	Year Built	SQFT
COMMERCIAL	CLIMATE CONTR STG	2019	4,000.00
CONC	CONC	2019	576.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C-WH-RR-MIL	F1 - Commercial Real Property	2.9247	127,399.93	0.00	0.00	\$122,304	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	\$372,412	\$122,304	\$0	\$494,716	\$0	\$494,716
2021	\$266,306	\$122,304	\$0	\$388,610	\$0	\$388,610
2020	\$195,613	\$101,764	\$0	\$297,377	\$0	\$297,377
2019	\$195,613	\$101,764	\$0	\$297,377	\$0	\$297,377

2018	\$143,005	\$66,368	\$0	\$209,373	\$0	\$209,373	Item-2.
2017	\$184,273	\$66,368	\$0	\$250,641	\$0	\$250,641	
2016	\$140,547	\$66,368	\$0	\$206,915	\$0	\$206,915	
2015	\$140,547	\$66,368	\$0	\$206,915	\$0	\$206,915	
2014	\$142,765	\$66,368	\$0	\$209,133	\$0	\$209,133	
2013	\$126,581	\$66,368	\$0	\$192,949	\$0	\$192,949	
2012	\$126,581	\$60,335	\$0	\$186,916	\$0	\$186,916	
2011	\$119,431	\$60,335	\$0	\$179,766	\$0	\$179,766	

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/11/2017	46	W	CARLSON MERLE T	F & W STORAGE COMPANY LLC	1056	656	
1/1/1900	0			CARLSON MERLE T			