



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

**Tuesday, July 06, 2021
4:30 PM**

120 E. CANEY ST.

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

Notice is hereby given that a Special Called Planning Commission Meeting will be held on Tuesday, July 06, 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 01 day of July 2021.


By: /s/ Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Special Called 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 of Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on July 01, 2021, at 04:30 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 01 day of July 2021.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Special Planning Commission Meeting
Tuesday, July 06, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meetings held May 3, 2021, and June 7, 2021.
2. 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.
3. 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.
4. 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.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	7/6/2021	Agenda Item:	Reading of the minutes from the meetings held May 3, 2021, and June 7, 2021.
<p>At this time, the Commission may review and approve the minutes from the meetings held May 3, 2021, and June 7, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 1, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Monday, May 3, 2021
4:30 P.M.**

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

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

Commissioners absent were: None.

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

Visitors present were: Mr. George Villarreal of Wharton Partners LLC.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider a reading of the minutes from the meeting held April 19, 2021. Commissioner Rob Kolacny moved to accept 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. Marchette Marks for:

- a. 6' front building line setback variance from the required 25' setback for 601 Cedar Circle, Wharton, Block 57, Lot 8A.
- b. Waiver of the \$100 Variance Application Fee.

After a brief discussion, Commissioner Rob Kolacny moved to recommend both a and b to the City Council for final approval. Commissioner Adraylle Watson seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a request by Mr. George Villarreal on behalf of Wharton Partners LLC for:

- a. 10' side building line setback variance from the required 25' setback for the corner of Kelley & Rusk St., Wharton, Block 48, Lot 2 for new multifamily construction.
- b. 3' rear building line setback from the required 5' setback for accessory buildings for placement of the trash containment.

After a brief discussion, Commissioner Marshall Francis moved to recommend the replat to the City Council for final approval. Commissioner Adraylle Watson seconded the motion. All voted in favor.

Planning Commission Minutes
Monday, May 3, 2021
Page 2 of 2

Adjournment. The meeting adjourned at 4:38 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

**Monday, June 7, 2021
4:30 P.M.**

Chairperson Mike Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:34 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Rob Kolacny, Burnell Neal and Russell Cenko.

Commissioners absent were: Marshall Francis and Michael Quinn.

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

Visitors present were: Mrs. Kristi Kocian.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider a request by Mrs. Kristi Kocian on behalf of Custom Creations for a 0' side building line setback variance from the required 5' setback at 202 N. Houston St, Hawes, Block C, Lots 7B & 8B for installation of a carport behind the business. Commissioner Mike Wootton moved to recommend the request to the City Council for final approval. Commissioner Rob Kolacny seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:38 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	7/6/2021	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 1, 2021	
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.

Anna Garibaldi
Name (Printed)
108 E. Wayside, Wharton Tx 77488
Physical Address
Hawes 3, block 36, Lot 9/10.
Legal Address

06-02-2021
Date
108 E. Wayside
Mailing Address
979-618-6075
Phone

Describe the variance request and the reason for requesting variance:

Requesting 12' front building line setback from the required 25' and 4' side building line setback from the required 5' for

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Anna Garibaldi
Signature
6/10/2021
Date
Planning Commission Meeting: June 21, 2021 @ 4:30p
City Council Meeting: June 28, 2021 @ 7:00p

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):

Perla & Leopoldo Comacho.
Name
Hawes 3, Block 36, Lot 7/8
Legal Address
Roel Galicia
Name
Hawes 3, Block 36, Lot 7A/8A
Legal Address
Timothy Spar
Name
Hawes 3, Block 36, Lot 11/12
Legal Address

Phone
2520 N. Fulton ST.
Physical Address
Phone
2512 N Fulton ST.
Physical Address
Phone
118 E. Wayside Ave.
Physical Address

APPROVAL:

Frank Teer
Planning Department

Chairman of the Planning Commission

Mayor

6.28.2021
Date

Date

Date

108 E. Wagside

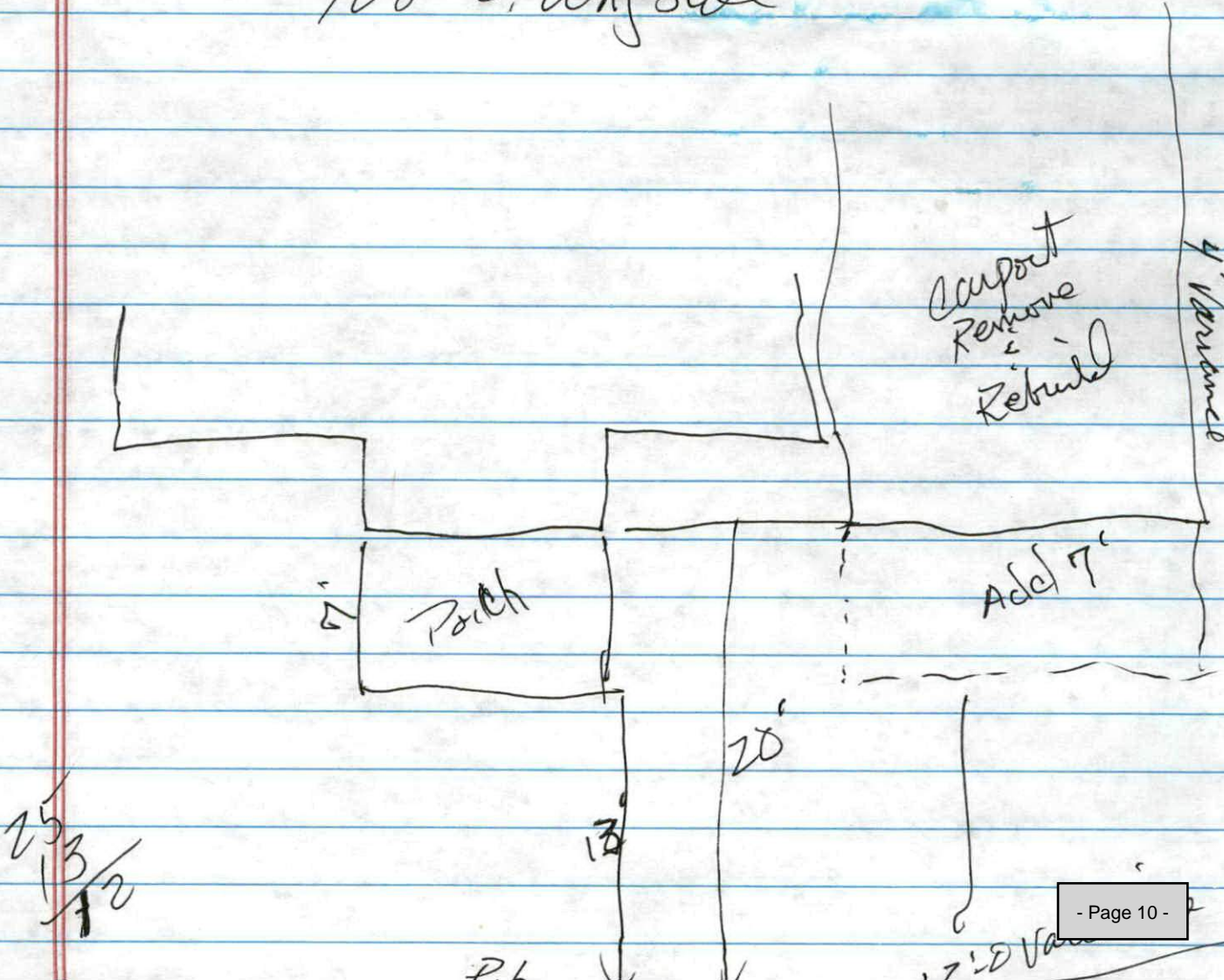




Image capture: Jan 2013 © 2021 Google

Wharton, Texas

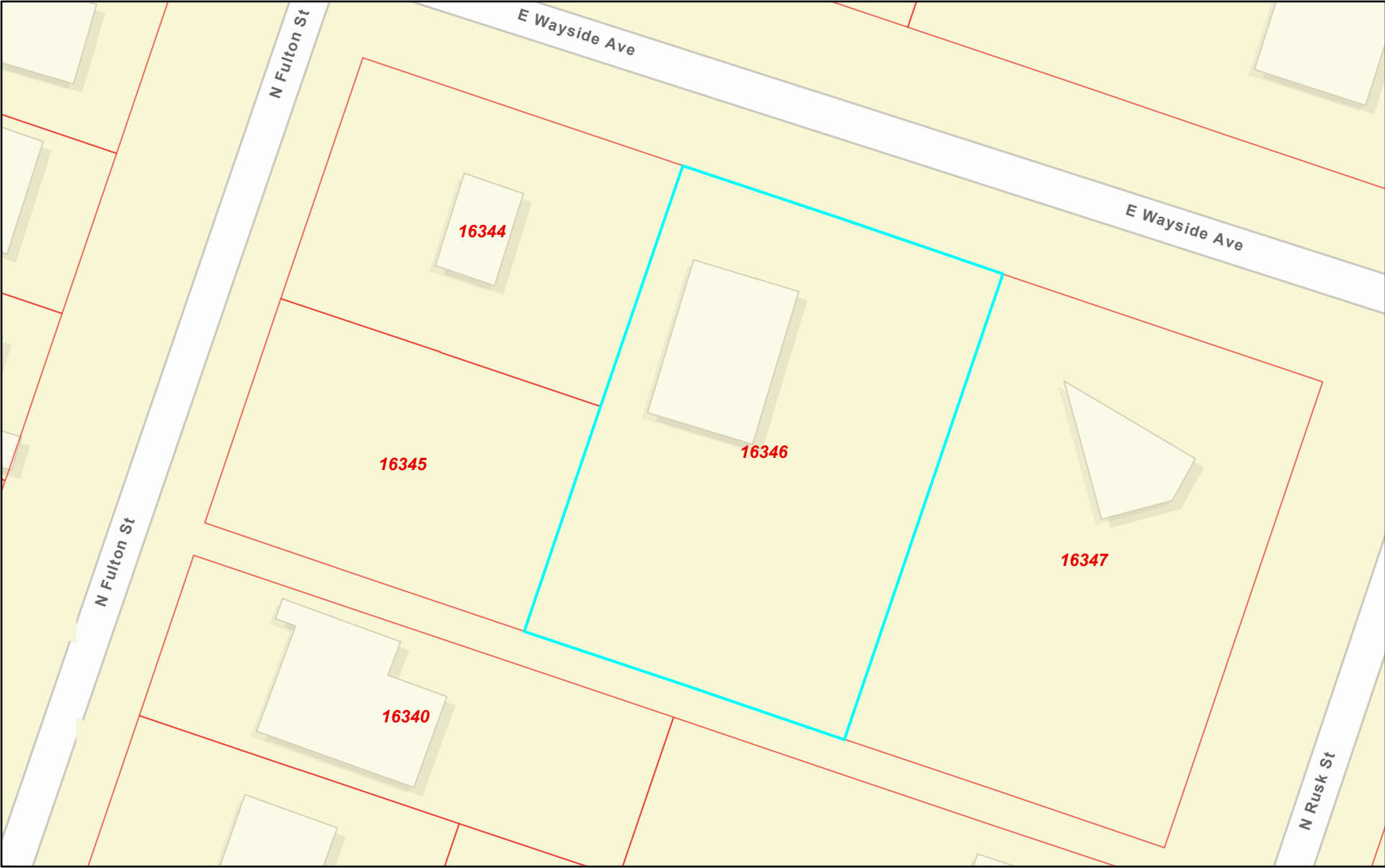


Street View



© 2021 Google

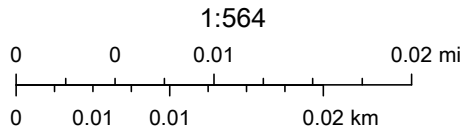
108 E Wayside

Item-2.



7/1/2021, 2:21:01 PM

-  Parcels
-  Abstracts



Esri Community Maps Contributors, Texas Parks

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.

Property ID: R016346 For Year 2021

Map



Property Details

Account	
Property ID:	R016346
Legal Description:	HAWES 3 BLOCK 36 LOT 9,10 Acres:0.3329
Geographic ID:	10575-036-090-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	108 E WAYSIDE AVE WHARTON
Map ID:	
Owner	
Name:	GARIBALDI RICKY J ETUX ANA L
Mailing Address:	108 E WAYSIDE AVE WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$83,666
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$23,200
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$106,866
Ag Use Value:	\$0
Appraised Value:	\$106,866
Homestead Cap Loss: ⓘ	\$14,712
Assessed Value:	\$92,154

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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	ESD#1	0.050000	\$106,866	\$87,154	\$43.58	
1	COUNTY JR COLLEGE	0.136840	\$106,866	\$92,154	\$126.10	
1	CONS GROUNDWATER	0.007990	\$106,866	\$87,154	\$6.96	
1	FM & LR	0.047430	\$106,866	\$84,154	\$39.91	
1	WHARTON COUNTY	0.411260	\$106,866	\$87,154	\$358.43	
3	ESD#3	0.083580	\$106,866	\$87,154	\$72.84	
3	CITY OF WHARTON	0.437260	\$106,866	\$92,154	\$402.95	
7	WHARTON ISD	1.286400	\$106,866	\$67,154	\$863.87	

Total Tax Rate: 2.460760 Estimated Taxes With Exemptions: \$1,914.65 Estimated Taxes Without Exemptions: \$2,629.72

Property Improvement - Building

Living Area: 1,540.00sqft Value: \$83,666

Type	Description	Year Built	SQFT
RESIDENCE	RESIDENTIAL	1940	1,228.00
GARAGE	GARAGE	1940	288.00
WOOD DECK	WOOD DECK	1999	56.00
2ND FLOOR	2ND FLOOR	2001	312.00
CARPORT -FAIR	CARPORT -FAIR	1940	240.00
OPEN PORCH	OPEN PORCH	1940	60.00
ST-TIN NO FLOOR	ST-TIN NO FLOOR	0	100.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-N	A1 - Res. Single Family - No Ag	0.3329	14,500.00	100.00	145.00	\$23,200	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	\$83,666	\$23,200	\$0	\$106,866	\$14,712	\$92,154
2020	\$73,016	\$14,500	\$0	\$87,516	\$3,740	\$83,776
2019	\$73,016	\$14,500	\$0	\$87,516	\$11,356	\$76,160
2018	\$54,736	\$14,500	\$0	\$69,236	\$0	\$69,236
2017	\$64,180	\$14,500	\$0	\$78,680	\$0	\$78,680
2016	\$56,450	\$11,600	\$0	\$68,050	\$0	\$68,050
2015	\$53,819	\$10,150	\$0	\$63,969	\$0	\$63,969
2014	\$53,819	\$10,150	\$0	\$63,969	\$0	\$63,969
2013	\$55,485	\$10,150	\$0	\$65,635	\$0	\$65,635
2012	\$54,424	\$13,050	\$0	\$67,474	\$0	\$67,474
2011	\$54,424	\$13,050	\$0	\$67,474	\$0	\$67,474

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/3/2009	46	W		GARIBALDI RICKY J ETUX ANA L	801	436	

DISCLAIMER

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.

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

PLANNING COMMISSION

Meeting Date:	7/6/2021	Agenda Item:	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.
<p>At this time, the Commission may 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.</p> <p>See attached application and supporting documentation.</p>			
Community Development Director: Gwyneth Teves		Date: Thursday, July 1, 2021	
Approval:			
Chairman: 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.

STEPHEN B. WISNIEWSKI
Name (Printed)
1521 E. BOLING HWY
Physical Address

Legal Address

JUNE 28, 2021
Date
1810 STADIUM RD. WHARTON
Mailing Address
(979) 533-9324/532-4422
Phone

Describe the variance request and the reason for requesting variance:

8 FT. PROPERTY VARIANCE AT 1521 E. BOLING HWY.
WANT TO EXTEND STORAGE BLDG. 30 FT. LEAVING 27 FT TO PROPERTY LINE.

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

[Signature]
Signature
6/28/2021
Date
Planning Commission Meeting: 7/06/21 @ 4:30p.
City Council Meeting: 7/12/21 @ 7:00p.

Building line setbacks Only	
Residential	\$100.00
Non-Residential	\$150.00 ✓
Non-Refundable fee	
Effective November 3, 2006	

ADJACENT PROPERTY OWNER (S):

Sammy Wisniewski
Name
Brod Acres, Block 17H-1
Legal Address
Sammy Wisniewski
Name
Brod Acres, Block 16F
Legal Address

Name

Legal Address

Phone
1519 FM 1301
Physical Address

Phone
1727 Stadium Rd.
Physical Address

Phone

Physical Address

APPROVAL:

[Signature]
Planning Department

Chairman of the Planning Commission

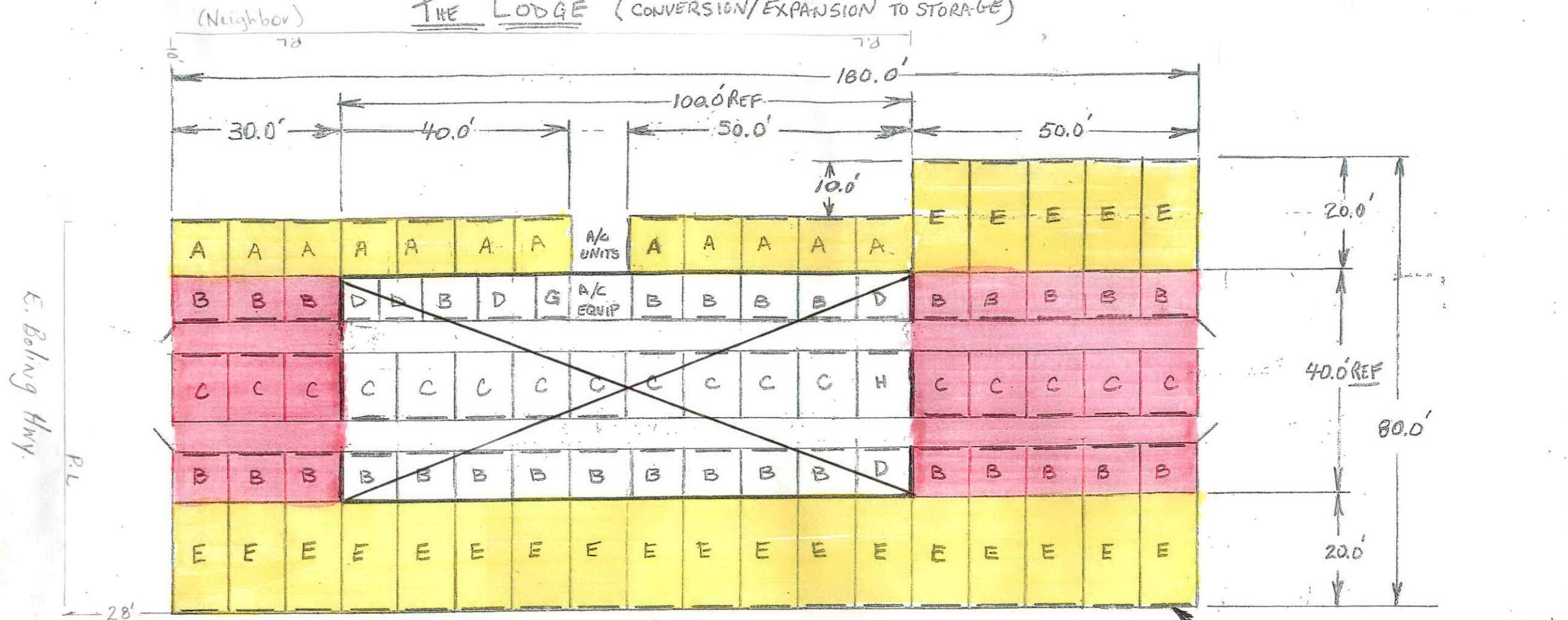
Mayor

6.28.2021
Date

Date

Date

THE LODGE (TOTAL CONVERSION/EXPANSION TO STORAGE)



E. Boling Hwy.
P.L.

NON-CLIMATE UNITS

CODE	QTY.	SIZE
A	12	10x10
E	23	10x20

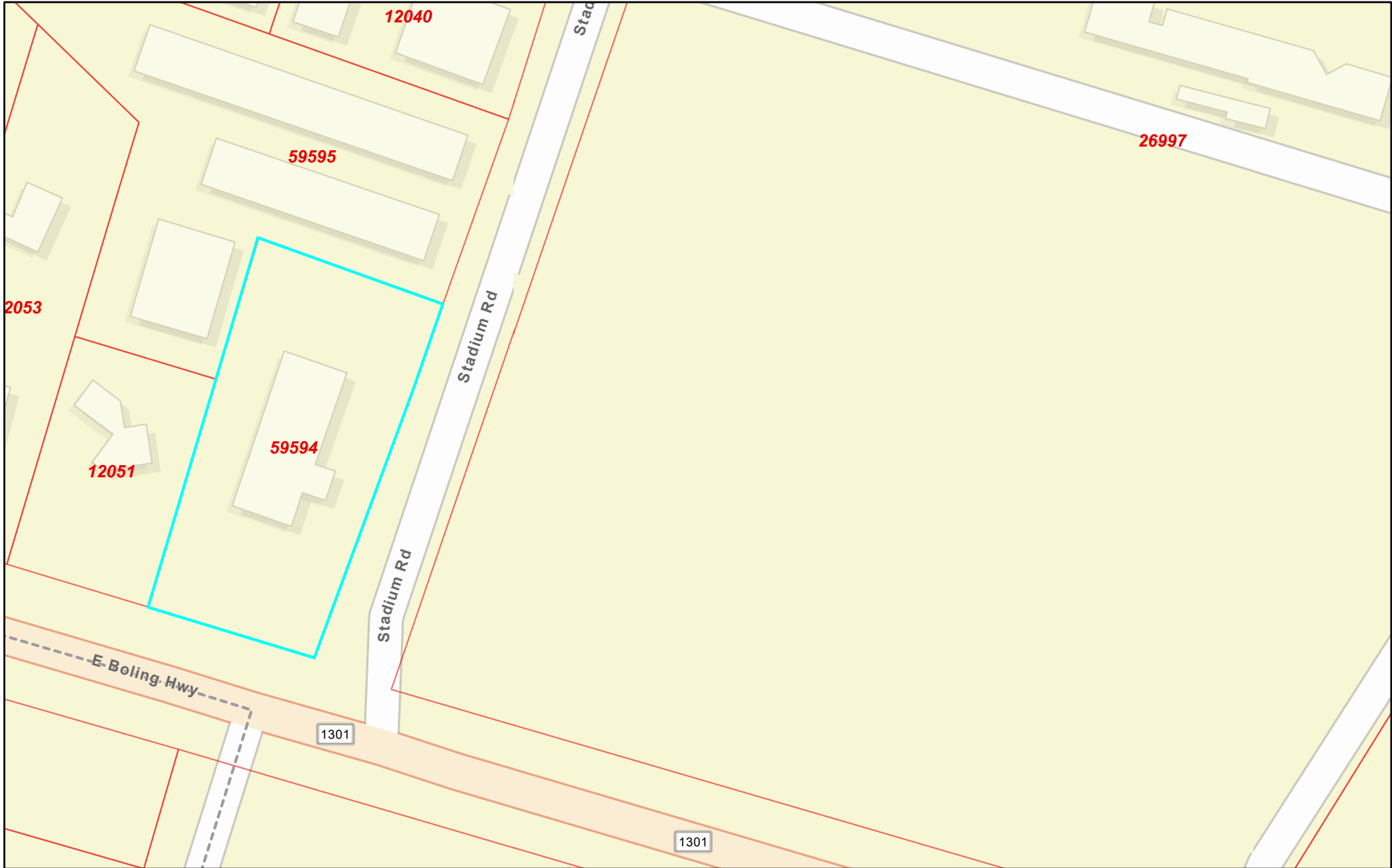
CLIMATE UNITS

CODE	QTY.	SIZE
B	16	8x10
C	8	10x12



8 FT ROLL-UP DOORS (TX8')
QTY 59

1810 Stadium Rd.

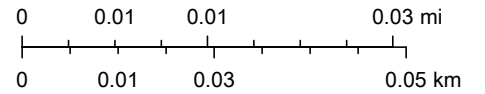
Item-3.



7/1/2021, 1:47:11 PM

-  Parcels
-  Abstracts

1:1,128



Esri Community Maps Contributors, Texas Parks

Wharton Central Appraisal District, BIS Consulting - www.bis

Property ID: R059594 For Year 2021

Map



Source: Esri,

Property Details

Account	
Property ID:	R059594
Legal Description:	BROD ACRES BLOCK 17H-2 Acres:0.5000
Geographic ID:	10135-017-800-10
Agent:	045
Type:	R - REAL PROPERTY
Location	
Address:	1521 FM 1301
Map ID:	
Owner	
Name:	WISNIESKI STEPHAN WISNIESKI CAROLYN A & MY STOREHOUSE MINI STORAGE II
Mailing Address:	786 CANEY TRAILS DR 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:	\$100,484
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$35,937
Agricultural Market Valuation:	\$0
Market Value:	\$136,421
Ag Use Value:	\$0
Appraised Value:	\$136,421
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$136,421

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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	0.411260	\$136,421	\$136,421	\$561.05	
1	FM & LR	0.047430	\$136,421	\$136,421	\$64.70	
1	COUNTY JR COLLEGE	0.136840	\$136,421	\$136,421	\$186.68	
1	CONS GROUNDWATER	0.007990	\$136,421	\$136,421	\$10.90	
1	ESD#1	0.050000	\$136,421	\$136,421	\$68.21	
3	ESD#3	0.083580	\$136,421	\$136,421	\$114.02	
3	CITY OF WHARTON	0.437260	\$136,421	\$136,421	\$596.51	
7	WHARTON ISD	1.286400	\$136,421	\$136,421	\$1,754.92	

Total Tax Rate: 2.460760 Estimated Taxes With Exemptions: \$3,356.99 Estimated Taxes Without Exemptions: \$3,356.99

Property Improvement - Building

Living Area: 4,000.00sqft Value: \$144,646

Type	Description	Year Built	SQFT
COMMERCIAL	COMMERCIAL	1977	4,000.00
CANOPY	CANOPY	1977	300.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CWH5	F1 - Commercial Real Property	0.5	21,780.00	0.00	0.00	\$35,937	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	\$100,484	\$35,937	\$0	\$136,421	\$0	\$136,421
2020	\$124,972	\$35,937	\$0	\$160,909	\$0	\$160,909
2019	\$124,972	\$35,937	\$0	\$160,909	\$0	\$160,909
2018	\$122,964	\$35,937	\$0	\$158,901	\$0	\$158,901
2017	\$148,042	\$35,937	\$0	\$183,979	\$0	\$183,979
2016	\$104,500	\$15,246	\$0	\$119,746	\$0	\$119,746
2015	\$104,500	\$15,246	\$0	\$119,746	\$0	\$119,746
2014	\$104,500	\$15,246	\$0	\$119,746	\$0	\$119,746
2013	\$93,397	\$15,246	\$0	\$108,643	\$0	\$108,643
2012	\$93,397	\$15,246	\$0	\$108,643	\$0	\$108,643
2011	\$75,211	\$15,246	\$0	\$90,457	\$0	\$90,457

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/15/2017	46	W	WAKEFIELD DEVELOPMENT LLC	WISNIESKI STEPHAN WISNIESKI CAROLYN A &	1071	268	
1/17/2017	9	D	WAKEFIELD DEVELOPMENT LLC	WAKEFIELD DEVELOPMENT LLC	1031	73	LIEU OF FORCLOSURE
5/11/2012	46	W	WAKEFIELD MARK L ETUX SANDRA J	WAKEFIELD DEVELOPMENT LLC	886	834	
8/3/2007	0			WAKEFIELD MARK L ETUX SANDRA J	708	420	

DISCLAIMER

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.

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

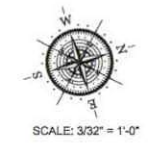
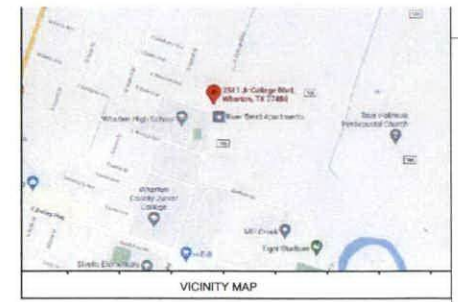
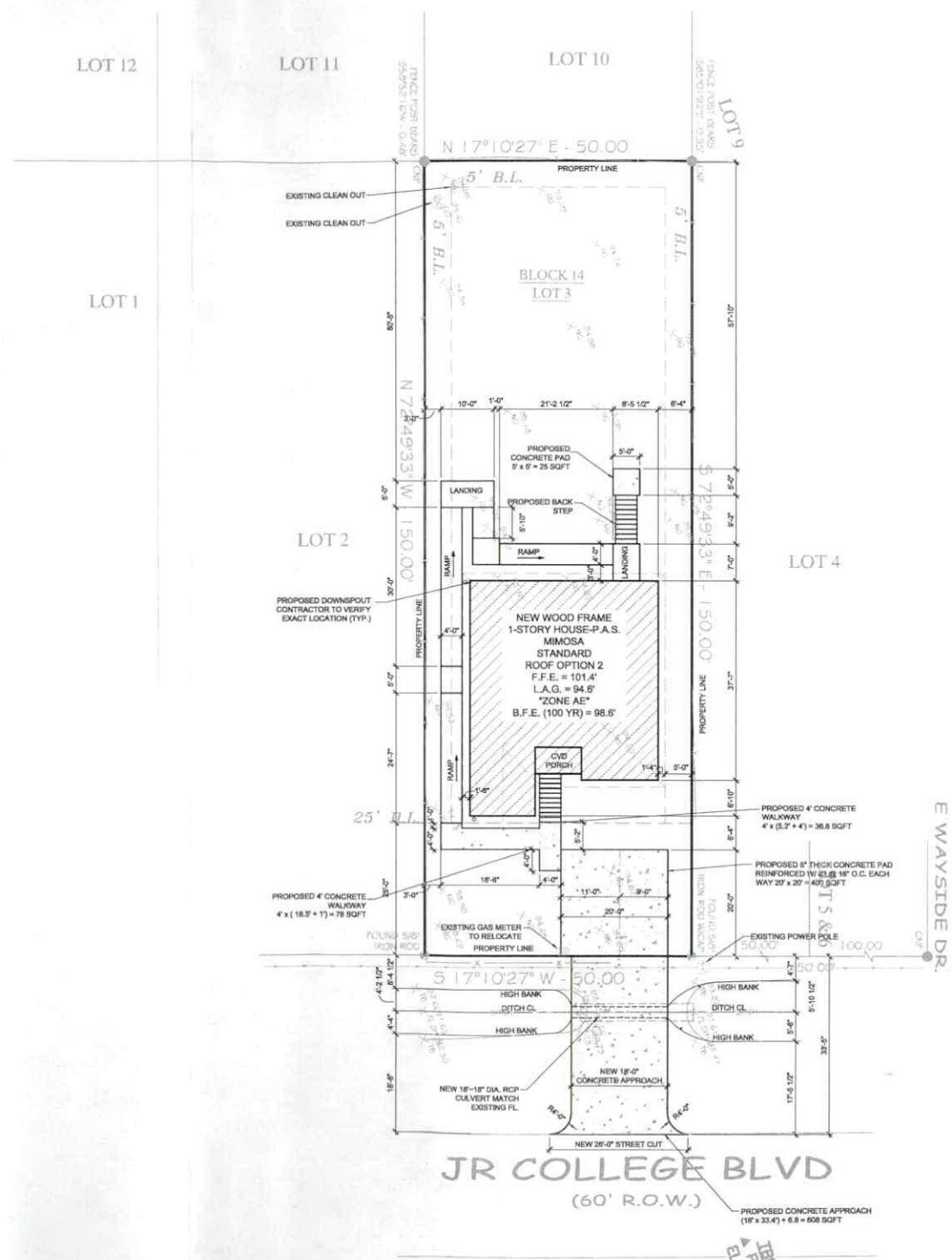
PLANNING COMMISSION

Meeting Date:	7/6/2021	Agenda Item:	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 4 th , Block 14, Lot 3.
---------------	----------	--------------	--

At this time, the Commission may 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.

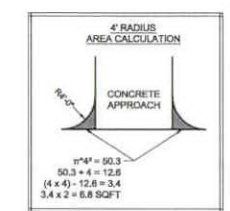
See attached application and supporting documentation.

Community Development Director: Gwyneth Teves	Date: Thursday, July 1, 2021
Approval:	
Chairman: Mike Wootton	



LEGAL DESCRIPTION:
 LOT 3, BLOCK 14, OF THE UNPLATTED HAWES FOURTH ADDITION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, ACCORDING TO THE METES & BOUNDS THEREOF RECORDED IN DEED, DOCUMENT NUMBER 003207210002, (BOOK 968, PAGE 81-82), IN THE OFFICE OF THE CLERK OF COURTS OF WHARTON COUNTY, TEXAS.

PROPOSED CONCRETE	
WALKWAY TO RAMP	78 SQFT
WALKWAY TO FRONT PORCH	36.8 SQFT
PARKING PAD	400 SQFT
APPROACH	608 SQFT
CONCRETE PAD	25 SQFT
TOTAL	1,147.8 SQFT



IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	7,500 SQFT
PROPOSED 1ST FLOOR	1,364.5 SQFT
PARKING PAD	400 SQFT
WALKWAY	114.8 SQFT
TOTAL COVERED	1,869.3 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	7,500 SQFT
TOTAL COVERED AREA	1,869.3 SQFT
IMPERVIOUS PERCENTAGE	25.45 %

LEGEND

- ⊕ GAS METER(S)
- ⊕ GAS VALVE(S)
- ⊕ FIRE HYDRANT(S)
- ⊕ WATER METER(S)
- ⊕ WATER VALVE(S)
- ⊕ WASTE INLET(S)
- ⊕ SANITARY MANHOLE(S)
- ⊕ STORM MANHOLE(S)
- ⊕ PRESSURE VALVE(S)
- ⊕ LIGHT POLE(S)
- ⊕ WATER WELLS
- ⊕ STATIC SIGNAL POLE(S)
- ⊕ CLEAN OUT(S)
- ⊕ BURIED CABLE MANHOLE(S)
- ⊕ POWER POLE(S)
- ⊕ UTILITY POLE(S)
- ⊕ SERVICE POLE(S)
- ⊕ ELECTRIC BOX(S)
- ⊕ ELECTRIC METER(S)
- ⊕ SPOT ELEVATION(S)
- ⊕ CONCRETE
- ⊕ ASPHALT
- ⊕ GRASS
- ⊕ BRUSH
- ⊕ SHRUBS
- ⊕ TREES
- ⊕ HIGH BANK

- B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
- D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
- F.F.E. - FINISHED FLOOR ELEVATION
- P.A.S. - PILING AND STRINGER
- S.O.G. - SLAB ON GRADE
- H.A.G. - HIGHEST ADJACENT GRADE
- L.A.G. - LOWEST ADJACENT GRADE

NOTES

- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 1'-0" ABOVE H.A.G., TOP OF CURB, CROWN OF ROAD, OR 2'-0" ABOVE B.F.E., WHICHEVER IS GREATEST.
- THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
- GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
- NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
- FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
- RAMP TO SLOPE AT A MINIMUM OF 1" PER FOOT, PER TEXAS ACCESSIBILITY STANDARDS (TAS)
- GUTTERS AND DOWNSPOUTS:
 - FLUSH HALF ROUND: 8" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22 GAUGE GALVANIZED STEEL, PREFINISHED.
 - STANDARD K-STYLE: 8" WIDE AND 4" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
 - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	06/08/2021	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
 ENGINEERING AND INSPECTIONS, LLC
 12028 DELANY ROAD • LA MARQUE, TEXAS • 409.354.8823

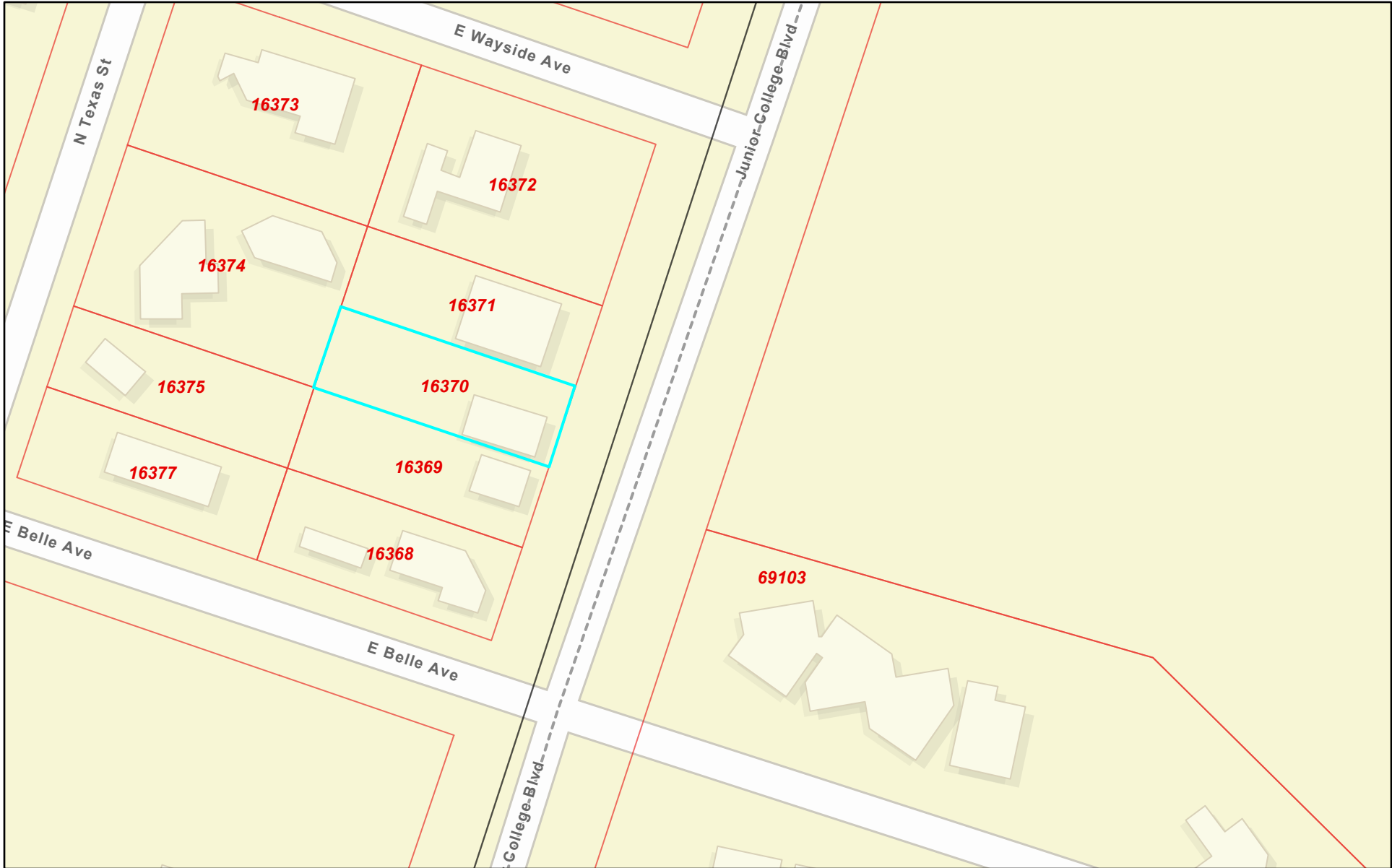
CLIENT:
 BYRDSON SERVICES, L.L.C.

PROJECT LOCATION OR ADDRESS:
 2511 JR. COLLEGE BOULEVARD
 WHARTON, TX 77488

SITE PLAN

DRAWN BY:	S.N.	CHECKED BY:	
PROJECT #:	20-0867-106	SCALE:	3/32"
DATE:	06/08/2021		20-0867-GLO-MEM-PAS-C-1.00

2511 Jr College Blvd

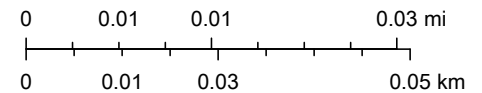


7/1/2021, 1:38:38 PM

Parcels

Abstracts

1:1,128



Esri Community Maps Contributors, Texas Parks

Wharton Central Appraisal District, BIS Consulting - www.bis

Property ID: R016370 For Year 2021

Map



Property Details

Account	
Property ID:	R016370
Legal Description:	HAWES 4TH BLOCK 14 LOT 3 Acres:0.1722
Geographic ID:	10585-014-003-00
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	2511 JUNIOR COLLEGE BLVD WHARTON
Map ID:	
Owner	
Name:	HUERTA CASTELLANOS EDUARDO R & PANIAGUA MARICRUZ
Mailing Address:	2511 JUNIOR COLLEGE BLVD 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:	\$14,784
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$12,000
Agricultural Market Valuation:	\$0
Market Value:	\$26,784
Ag Use Value:	\$0
Appraised Value:	\$26,784
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$26,784

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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	0.411260	\$26,784	\$26,784	\$110.15	
1	ESD#1	0.050000	\$26,784	\$26,784	\$13.39	
1	COUNTY JR COLLEGE	0.136840	\$26,784	\$26,784	\$36.65	
1	CONS GROUNDWATER	0.007990	\$26,784	\$26,784	\$2.14	
1	FM & LR	0.047430	\$26,784	\$26,784	\$12.70	
3	ESD#3	0.083580	\$26,784	\$26,784	\$22.39	
3	CITY OF WHARTON	0.437260	\$26,784	\$26,784	\$117.12	
7	WHARTON ISD	1.286400	\$26,784	\$26,784	\$344.55	

Total Tax Rate: 2.460760 Estimated Taxes With Exemptions: \$659.09 Estimated Taxes Without Exemptions: \$659.09

Property Improvement - Building

Living Area: 1,056.00sqft Value: \$14,784

Type	Description	Year Built	SQFT
RESIDENCE	RESIDENTIAL	1955	1,056.00
OPEN PORCH	OPEN PORCH	1955	20.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-N	A1 - Res. Single Family - No Ag	0.1722	7,500.00	50.00	150.00	\$12,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	\$14,784	\$12,000	\$0	\$26,784	\$0	\$26,784
2020	\$12,902	\$7,500	\$0	\$20,402	\$0	\$20,402
2019	\$12,902	\$7,500	\$0	\$20,402	\$0	\$20,402
2018	\$10,797	\$7,500	\$0	\$18,297	\$0	\$18,297
2017	\$14,365	\$7,500	\$0	\$21,865	\$0	\$21,865
2016	\$12,933	\$6,000	\$0	\$18,933	\$0	\$18,933
2015	\$12,933	\$5,250	\$0	\$18,183	\$0	\$18,183
2014	\$12,933	\$5,250	\$0	\$18,183	\$0	\$18,183
2013	\$13,333	\$5,250	\$0	\$18,583	\$0	\$18,583
2012	\$16,668	\$6,750	\$0	\$23,418	\$0	\$23,418
2011	\$16,668	\$6,750	\$0	\$23,418	\$0	\$23,418

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/26/2014	46	W	ROMO LORETTA	HUERTA CASTELLANOS EDUARDO R	968	81	
1/3/2012	2	AC	ROMO LORETTA	ROMO LORETTA			
4/12/2004	0			ROMO LORETTA	551	934	

DISCLAIMER

VALUES DISPLAYED ARE 2021 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.