



**Minutes**  
**Flatonia City Council**  
**Special Meeting**  
**December 5, 2023, at 5:00 p.m.**

**Present:**

Mayor	Dennis Geesaman
Mayor Pro Tem	Joanye Eversole
Councilmembers	Ginny Sears
	Allen Kocian
	Donna Cockrell
	Travis Seale
City Manager	Sonya Bishop
City Secretary	Jacqueline Ott
City Attorney	Barbara Boulware-Wells

**Opening Agenda**

Call to Order Mayor Geesaman called the meeting to order at 5:00 p.m.

Invocation & Pledge Councilman Kocian led the invocation and pledges.

**Public Hearing**

**P1.** Public Hearing on a variance request from Cliff Kozelsky on the property located at 103 West Second Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #27427. The request is to seek relief of the required setback distance for an accessory structure. City Secretary Ott stated there were no mailed responses received. City Manager Bishop informed the Council that the Planning and Zoning Commission denied the request, stating setback requirements are necessary to keep neighborhood aesthetics.

**P2.** Public Hearing on a variance request from John Estrada on the property located at 507 West First Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #27407. The request is to seek relief in the minimum width requirements of a subdivision main thoroughfare. City Secretary Ott stated there were no mailed responses received. Mr. Estrada spoke on the number of replat maps submitted and the trouble he has had getting approval.

**Deliberation Agenda**

**DA12.1.2023.1** Councilwoman Cockrell moved to approve the Planning and Zoning variance request from Cliff Kozelsky. Councilman Seale seconded the motion. Councilwoman Sears said she visited the property and did not see a reason why the variance would adversely affect the neighborhood. None opposed. Motion carried unanimously.

**DA12.1.2023.2**

Councilman Seale moved to approve the Planning and Zoning variance request from John Estrada. City Manager Bishop informed the Council the current plat layout does not meet the ordinance requirements. Councilman Seale said he does not think the minimum street width of sixty (60) feet is too much for a subdivision. Councilwoman Sears voiced safety concerns if the Council grants the variance request. City Manager Bishop presented measurements from the Fire Department showing a forty-two (42) foot road would be sufficient for a fire truck to navigate the neighborhood in an emergency. Permit Clerk Schaffner informed the Council the current plat meets all lot requirements if the Council grants the variance request. Mr. Estrada mentioned the subdivision will remain private, so easements are a moot point as the City of Flatonia will never be responsible for the utilities. City Attorney Boulware-Wells pointed out that in a private subdivision, the variance is not required. Additionally, the subdivision ordinance states in Section 10.02.225 that a replat is not required, but instead a site plan must be submitted. Councilman Seale withdrew his motion and the item died.

**DA12.1.2023.3**

Councilwoman Sears moved to approve the bid of \$301,504.20 by Hoffman Dozer Services, Inc. for the CDBG CDV21-0342 grant. Councilman Seale seconded the motion. None opposed. Motion carried unanimously.


**Adjournment**

Councilman Seale moved to end the meeting. Councilman Kocian seconded the motion. None opposed. Motion carried unanimously. Mayor Geesaman adjourned the meeting at 5:58 p.m.

**Signed**

  
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Dennis Geesaman  
Mayor

**Attest**

  
\_\_\_\_\_  
Jacqueline Ott  
City Secretary

