

Baseline Analysis

The Baseline Analysis section of the Comprehensive Plan is intended to provide an overview of the past and current physical and demographic environment – as well as a historical background and geographical reference. The following components will help in the development of other aspects of this plan:

- Historical Background
- Relationship to Region
- Existing Housing , Demographic and Economic Characteristics
- Physical Characteristics
- Existing Land Use

The primary objective of the Baseline Analysis is to document current conditions, and to identify opportunities and constraints that Flatonia must consider in shaping its future form and character. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community and its needs.

Historical Background¹²

Until 1873, the site where Flatonia now stands was a rolling prairie, covered with tall grass and a few trees. Flatonia is now a rural community on Interstate Highway 10, U.S. Highway 90, U.S. Highway 95 and the Union Pacific Railroad - situated in southwestern Fayette County.

It was established on April 8, 1874, on land acquired from William Alexander Faires (on the old Faires headright, obtained from Mexico as a part of Stephen F. Austin's original Texas Colony) by a syndicate composed of F.W. Flato, John Cline, and John Lattimore. When the Southern Pacific Railroad built its tracks from Houston to San Antonio, the syndicate gave T.W. Pierce, president of the company, half of the land and named it for pioneer merchant F. W. Flato.

At that time, residents of the original Flatonia settlement, one-mile southeast, and Oso, three miles northeast, loaded their homes and businesses on wagons and moved to the new location on the tracks. Mr. Schripes, who owned one of the first houses in Flatonia, had his house moved from Old Flatonia on ox wagons by J.R. Corkett. (Mr. Corkett was one of Flatonia's earliest pioneers and ran for Governor of Texas in 1914). Mr. Schripes' structure houses the oldest business still operating within the City limits of Flatonia.

The post office that had been established at old Flatonia in 1870 was moved to the new town without changing its name. Flatonia was incorporated on November 10, 1875, and its first election was held the following December 6th. By 1878 the town had a population of 800, and the economy depended equally on cattle and cotton.

The original settlers in the area were primarily Anglo-American. Opportunities provided by the railroad and inexpensive real estate, which sold for one to fifteen dollars an acre for uncultivated land and five to thirty-five dollars per acre for cultivated, brought successive waves of German, Bohemian, Greek, Arabian, and Italian immigrants. In the 1880's

¹ Frank Lotto, Fayette County: Her History and Her People (Schulenburg, Texas: Sticker Steam Press, 1902; rpt., Austin: University of Texas Press, 1981). James L. Rock and W. I. Smith, Southern and Western Texas Guide for 1878 (St. Louis: Granger, 1878).

² Bob Bizzell with the Flatonia Chamber of Commerce, 2000.

Flatonia was a big cotton and cattle center. In 1887, the San Antonio and Aransas Pass Railway was building South from Waco and the citizens of Flatonia began an effort to get the line to come through Flatonia. In 1888, the Railroad came through the town and it became the meeting place of the two main railway lines in Texas. The Railway brought new settlements, Muldoon on the north and Moulton on the south, which caused competition for business. This new competition plus the agricultural depression of the time caused a decline in the town's economy and by 1900 occasioned a substantial loss in population.

Some of the primary businesses in the early 1900's included the Southern Pride Saloon, the Swift Meat Packing Co.(which moved in Flatonia in 1906), the Flatonia Lumber Company (organized by a group of citizens in 1907) and the First National Bank. In 1910 a Commercial Club was organized by businessmen to advertise Flatonia and develop its resources. As a result, a new electric light plant, ice plant, water works, and cold storage warehouses were gained. Later, Flatonia had the second largest creamery in Texas, and in 1910 a sauerkraut packing plant was established and was the only one of its kind in Texas.

J.D. Bunting served as Mayor from 1906 to 1912. In 1919, Flatonia converted to the Commission of Government. The first fair in Flatonia was held in the fall of 1912 at the Fair Grounds. Also that year, the official opening of the Flatonia Public School was on September 2nd, and the first high school football game was played with Yoakum. The two-story school building was completed but not at the beginning of school, as classes were held in the old building until the new structure could be completed.

In 1930 the population of Flatonia was 995. On August 9, 1932, Gov. Ross S. Sterling delivered a 30-minute speech in Flatonia. In 1935 Flatonian E. A. Arnim was appointed County Judge of Fayette County, and in 1939 Moe Klein was named the first Rotary Club head. The highway through the city became a reality as it was paved by the end of 1941. In 1948, the American Legion Hall was dedicated.

During the first half of the twentieth century the prospects of Flatonia rose and fell in response to the national economy and the markets for cotton and cattle. In 1950 the town had forty businesses, a population of 1,024, and

a wide service area of farms and ranches. Cotton ceased to be a factor in the local economy during the 1960s, and many farms were converted to cattle ranching. The population remained between 1,000 and 1,500, and the number of businesses rose to sixty-nine by 1985.

The completion of I-10 during the 1970s caused tourist-oriented businesses to move away from Highway 90 and the railroad to the new highway, a mile north. In 1971, Grumpy's Restaurant opened. In 1973, Flatonia celebrated its Centennial with a festival called Czhlispiel. The Czechoslovakian Ambassador to the U.S. visited Flatonia at that time and a historical marker was erected downtown, commemorating Flatonia's history during the Czhlispiel I I .

Czhlispiel continues today, being held on the last weekend of October each year. Czhlispiel has grown and in 1979, had the second largest chili cookoff in Texas, with 183 entries. It also boasts of the largest tented biergarden in the world.

Relationship to the Region

It is important to understand how Flatonia's geographic location effects it's quality of growth and it's growth potential. Having an understanding of where future growth may be occuring and what the factors are resulting in growth can allow the city to plan it's future annexations and zoning accordingly.

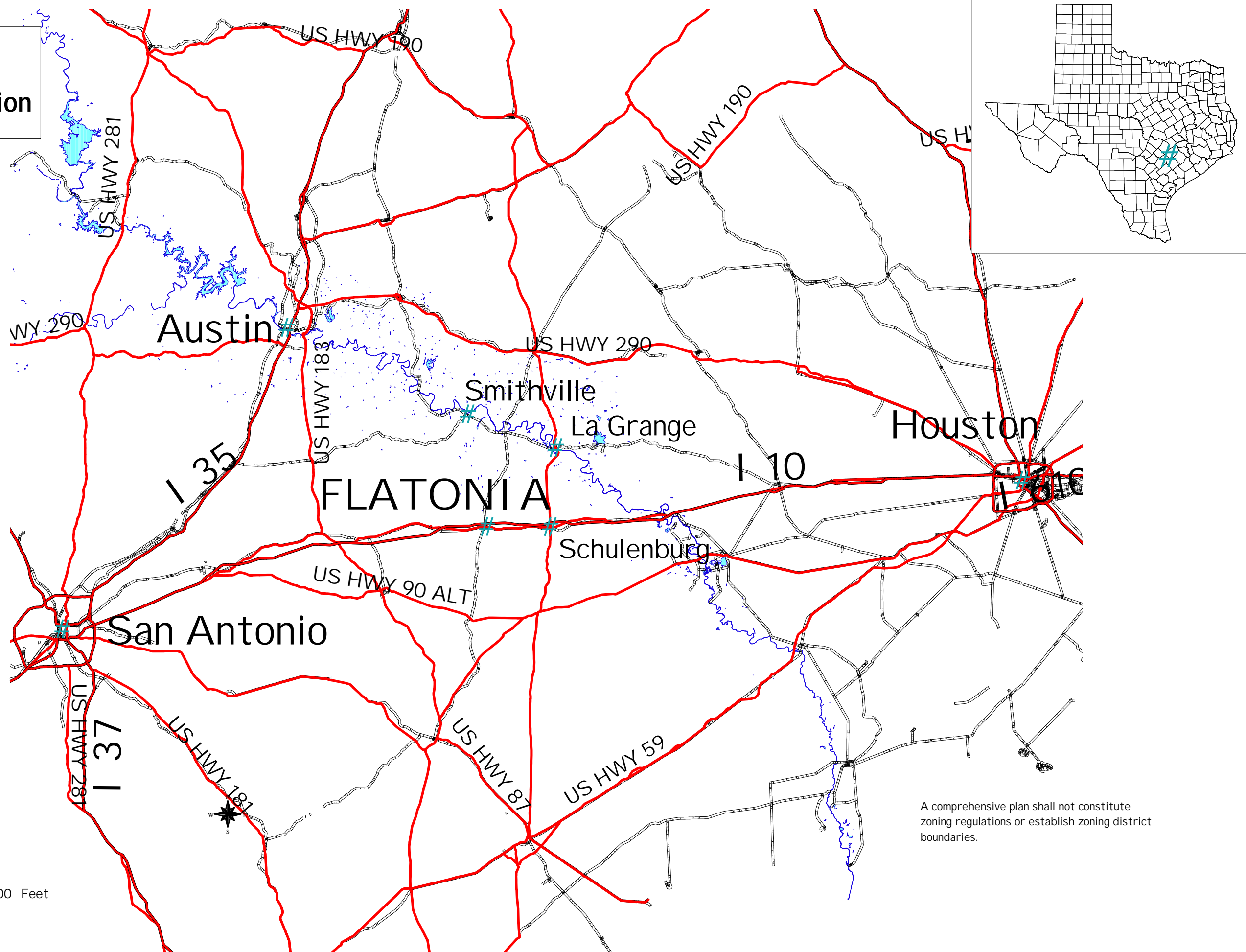
Flatonia is located (see Plate 2-1) in the Southwestern portion of Fayette County along I -10, SH-95, US-90, and the Union Pacific Railroad. It is approximately 90 miles Southwest of the City of Austin, and approximately 90 miles from San Antonio and 100 miles from Houston – along I -10. Its closest neighbors are Schulenburg, which is 12 miles away, Smithville (30 miles), La Grange (30 miles), Victoria (50 miles) and Moulton (12 miles).

Flatonia's location on an Interstate, a Railroad, and two additional major highways places Flatonia businesses an excellent location for trade. The location also provides Flatonia residents within commuting distances to three of Texas' largest cities and several small cities for employment opportunities not currently provided within Flatonia.

In addition, Flatonia's growth is not limited by other cities' jurisdictions like some Central Texas cities where the city's boundaries and ETJs abut other cities.

City of Flatonia Relationship to Region

- # City Points
- Interstate Hwys
- US Hwys
- Railroads
- Lakes
- Colorado River



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Existing Demographic, Housing and Economic Characteristics

Demographic Profile and Economic Base³

Just as it is important to examine Flatonia's position within Fayette County and the larger region that surrounds it, an understanding of the area's demographic, social and economic composition is a key piece in the planning for Flatonia's future. The attitudes and characteristics of the residents of the community will, to a large extent, determine the economic strength and quality of life in Flatonia. It is therefore appropriate to examine the characteristics of the population and changes that have been taking place in recent years and decades. The following is a review of the various characteristics of Flatonia's Population.

Population Characteristics

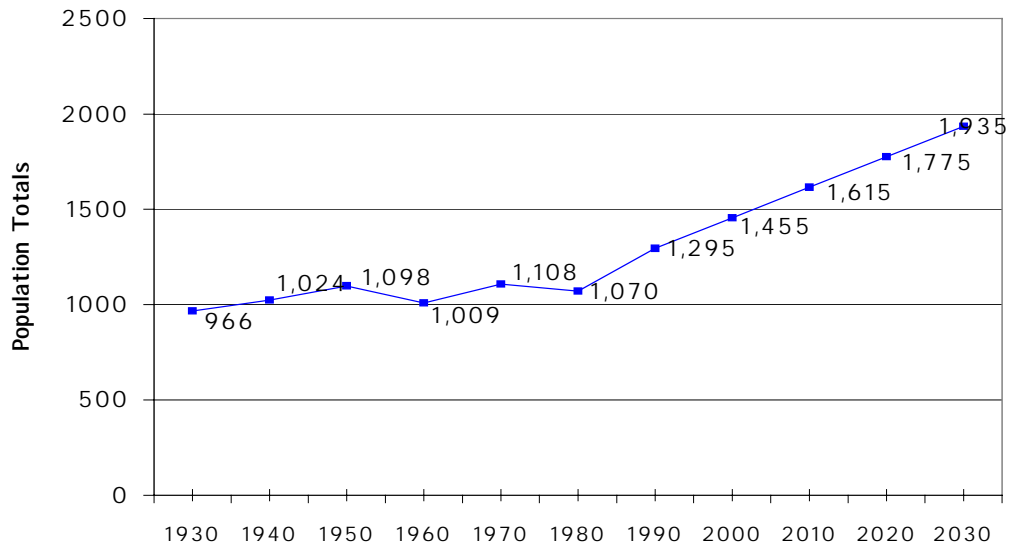
The population in Flatonia has been increasing steadily since 1980. This growth is projected to continue for the foreseeable future (Figure 2-1).

Historically, the rate of growth in Flatonia has been faster than in Fayette County but slower than the state of Texas. Overall, Flatonia's rate of growth has been variable, a trend that was also experienced by surrounding cities of similar size (Figure 2-2)⁴.

³ Despite the dated nature of the 1990 Census data, it has been used to provide a general description of the population of Flatonia. It was determined that older Flatonia data would be more illustrative than more recent county-wide information, since Flatonia is a small portion of the county (about seven percent). The City may want to examine data provided by the 2000 Census (data will begin to be available in 2001) and see how the newest information relates to historic trends mentioned herein. At that time, the comprehensive plan may need to be revised to account for the new demographics of the community.

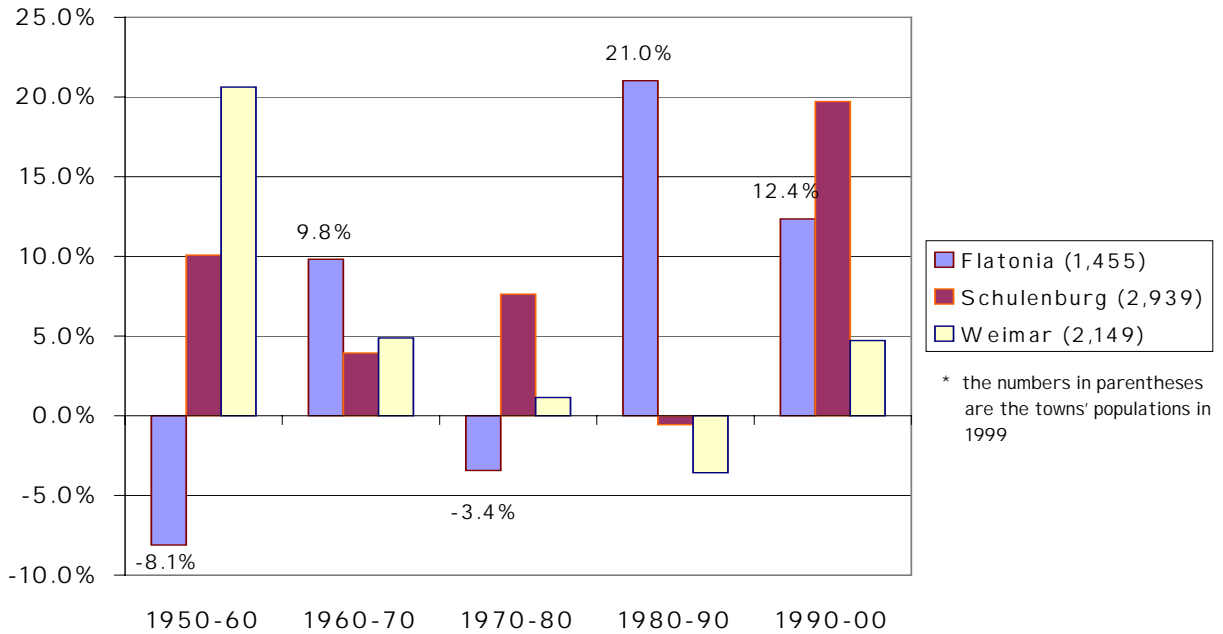
⁴ When interpreting this graph, it may be helpful to look at each community separately and then at how the communities compare to each other.

Figure 2-1
Flatonia Population Growth



Source: U.S. Census and the Texas State Data Center

Figure 2-2
City Growth Rates



Source: U.S. Census and the Texas State Data Center

Notice that in Figure 2-2 Flatonia was the only town that experienced a positive growth rate between 1980-90. The fact that Flatonia was able to

capture additional residents, while other areas were not, is significant and may indicate a strength that Flatonia could capitalize upon in the future. (To determine why Flatonia was unique in its ability to grow, identify any differences that existed between Flatonia and the other communities during the 1980s – for example, employment, schools, city government, lower property values, etc.)

Age and Race Composition

Future demands for city services and jobs can often be predicted and planned for by analyzing the age composition of a community’s population. The age distribution of Flatonia is similar to surrounding communities and the county as a whole (Table 2-1). This type of age distribution is difficult to plan for, since each of the three largest age groups demands a different type of service from City Government and the local economy.

Table 2-1
Age, 1990

	Flatonia	Schulenburg	La Grange
population	1295	2455	3951
Young (0 to 17 years)	27.3%	24.0%	24.0%
High School, College, & Young Families(18 to 24)	8.5%	7.3%	7.7%
Younger Labor Force (25 to 44)	26.4%	24.3%	25.7%
Older Labor Force (45 to 64)	16.9%	19.7%	17.9%
Elderly (65 years and over)	21.2%	24.7%	24.7%

Source: U.S. Census

A community’s racial/ ethnic character can be a source of additional economic activity if businesses are created to satisfy the tastes and preferences of the diverse population. For this reason, it is beneficial to study a population’s racial break down. In Flatonia, there is a rich heritage of ethnic and racial diversity in the local community. The original European ethnic heritage has been enriched, throughout Flatonia’s history, by additional ethnic and racial groups (Table 2-2). Today, Flatonia’s Hispanic population is much larger than those found in the surrounding towns of Schulenburg and La Grange. In contrast, Flatonia’s black population is significantly smaller than in Schulenburg and, to a lesser degree, La Grange.

Table 2-2
Race/ Ethnicity

	Flatonia	Schulenburg	La Grange
White, non-hispanic	60.5%	73.5%	76.1%
Black	8.6%	18.8%	11.2%
Hispanic	30.0%	7.6%	12.3%
Other	0.2%	0.1%	0.4%

Source: U.S. Population and Housing Census, 1990

Educational Attainment

Educational attainment of a population generally indicates the skill level and ability of community residents. These skill and ability levels must be considered when planning economic development strategies. According to the 1990 U.S. Census, 49.0 percent of the persons 25 years of age and over had graduated from high school and 7.1 percent had attained a Bachelors Degree or higher. Flatonia and its surrounding region are well below statewide levels of 72.1 percent (high school graduation) and 20.3 percent (Bachelors Degree).⁵

Income and Poverty

Family income and poverty rates are relevant to planning due to their direct impacts on purchasing power for goods, homes, and services. The poverty level in Flatonia in 1990 was 34.2 percent (for comparisons with the county and state, see Table 2-3). It is likely that the poverty level has decreased slightly since 1990, shown by the fact that Flatonia's residents have seen an increase in Median Family Income of nearly 20 percent (Table 2-3). The increase in family income represents a real gain in local purchasing power.

⁵ Flatonia, Schulenburg, La Grange, and Fayette County all have similar levels of educational attainment.

Table 2-3
Poverty and Income

	Flatonia	Fayette County	Texas
Poverty Level, 1990	34.2%	18.6%	15.9%
Median Family Income, 1990*	\$27,486	\$31,909	--
Median Family Income, 1999	\$32,905	\$38,200	--

Source: US Census, 1990 and Department of Housing and Urban Development, 1999

* adjusted to 1999 dollars

- U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. To view the thresholds for 1990, see <http://www.census.gov/hhes/poverty/threshld/thresh90.html>

Economic Base

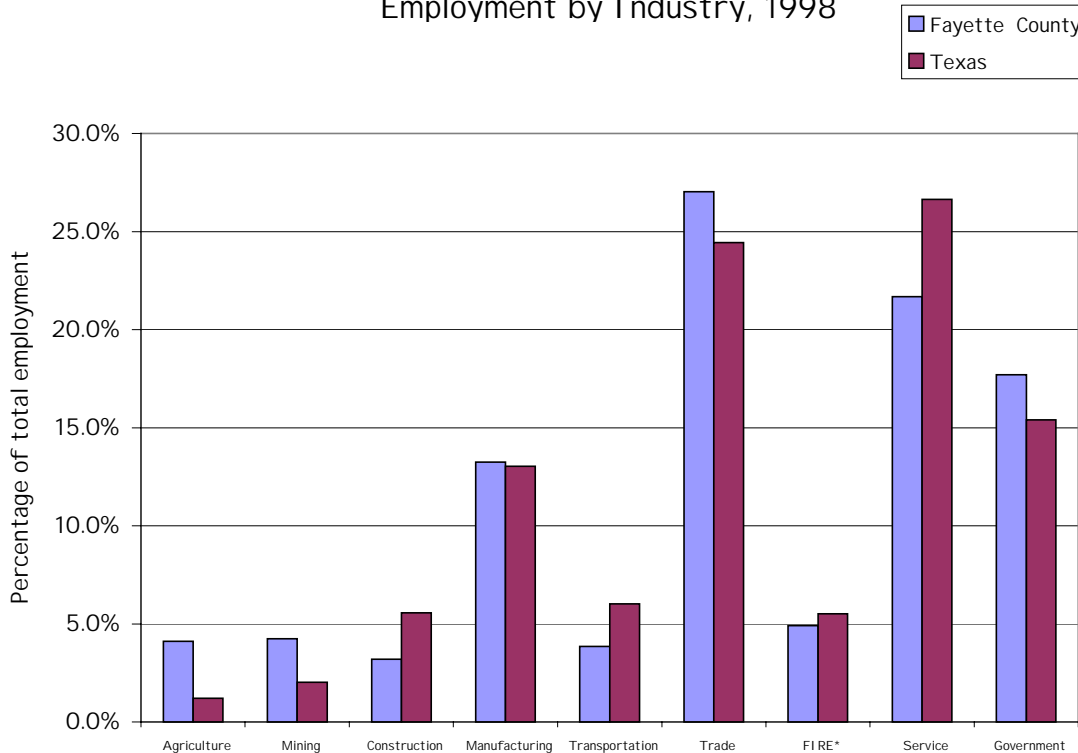
Employment

In 1990, the distribution of employment by industry in Flatonia and Fayette County were very similar. Because of this, Fayette County data is used to represent Flatonia's current industry breakdown in 1998 (Figure 2-3). The industries with highest employment are trade, services and government. For a rural community, the Flatonia workforce is fairly diversified, with a significant portion of employees working in Manufacturing and FIRE (Finance, Insurance, and Real Estate).

By occupation, over fifty percent of Flatonia residents are employed in the two categories of "technical, sales, and administrative support" and "operators, fabricators, and laborers." Table 2-4 shows how Flatonia's employment, by occupation, compares with surrounding communities.

Figure 2-3

Employment by Industry, 1998



Source: Texas Workforce Commission

Table 2-4

Employment by Occupation

Employment by Occupation, 1990	Flatonia	Schulenburg	La Grange
Employed persons 16 years and over	535	1,077	1,595
Managerial & Professional Specialty	13.1%	17.6%	15.2%
Technical, Sales, & Administrative Support	19.3%	22.7%	29.0%
Service	17.0%	15.6%	16.8%
Farming, Forestry & Fishing	8.6%	2.6%	6.0%
Precision production, Craft & Repair	9.3%	13.8%	12.7%
Operators, Fabricators, & Laborers	32.7%	27.7%	20.3%

Source: U.S. Population and Housing Census, 1990

Flatonia's six major employers employ over eighty percent of the town's population, making the Flatonia economy fairly vulnerable to the management decisions of individual firms (Table 2-5).

Table 2-5
Flatonia Employment

Firm Name	Number of Employees
Balcones Mineral Corporation	35
Central Texas Bank	25
Flatonia I SD	89
Flatonia Livestock Commission	40
Oak Manor Nursing Home	60
Prototype	58
Cal-Maine Foods	200
Source: City of Flatonia, 1999	

City Sales Tax Revenues

City sales tax revenue is an indicator of (1) the level of resources that will be available for City projects and investment and (2) the health of the local economy, by showing whether sales have been increasing, decreasing or stagnating. City of Flatonia sales tax revenues have fluctuated throughout the 1990's, ranging from \$106,557 in 1992 to \$98,425 in 1998⁶. While the recent annexation (1999) has increased sales tax revenues significantly (Table 2-6), historic sources of sales tax revenue have remained fairly constant, indicating little growth in the local retail or commercial sectors of the economy.⁷

⁶ All amounts are adjusted to 1999 dollars, Texas Comptroller's Office

⁷ The City of Flatonia began receiving revenues from the recent property annexation in October 1999.

Table 2-6
City Sales Tax Revenue

	1997*	1998*	1999	2000
January	\$5,683	\$6,513	\$5,265	\$9,036
February	\$9,985	\$10,421	\$14,452	\$10,972
March	\$6,831	\$8,205	\$6,245	\$12,138
April	\$6,822	\$5,649	\$7,349	\$10,523
May	\$5,780	\$7,637	\$9,698	\$12,748
June	\$8,883	\$7,789	\$7,650	
July	\$6,969	\$7,469	\$7,058	
August	\$7,764	\$9,859	\$11,401	
September	\$17,969	\$10,145	\$8,240	
October	\$7,558	\$8,456	\$9,595	
November	\$7,757	\$8,838	\$10,097	
December	\$7,117	\$7,444	\$14,853	
Total	\$99,117	\$98,425	\$111,903	\$55,417

Source: Texas Comptroller's Office

* adjusted to 1999 dollars

Housing

In April 2000, Flatonia had 585 housing units; the number was calculated during the recent land use inventory. In order to analyze ownership status of unit residents, 1990 data had to be used (Table 2-7). Compared to the County, Flatonia has a much smaller percentage of vacant units, possibly indicating that the Flatonia resident population is a more permanent population than in other areas of the county. Permanency is thought to increase citizens' desire to invest themselves in their community. If this holds true in Flatonia, the desire of citizens to take an active role in their community would be a positive characteristic that could be utilized as plan implementation is undertaken.

Table 2-7
Housing Units

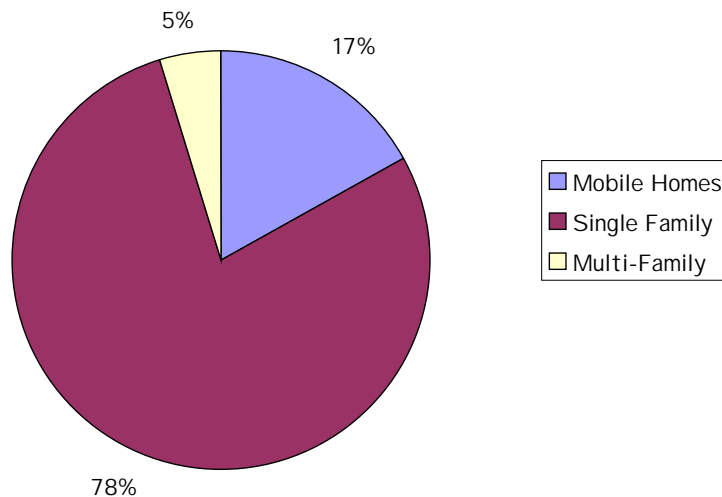
	Flatonia	Fayette County
Total Units	536	10,756
Owner Occupied	62.1%	56.6%
Renter Occupied	24.8%	18.7%
Vacant*	13.1%	24.7%

Source: U.S. Population and Housing Census, 1990

* Includes "For Sale Only", "For Rent", "Held for Occasional Use", boarded up units, and units awaiting occupancy

Flatonia housing units can be divided up into single family, multi-family, and mobile homes (Figure 2-4), with single family home as the dominant type of housing unit.

Figure 2-4
Flatonia Housing Units, by Type



The condition of the units is displayed in Table 2-8. Nearly three quarters of all units were classified as Standard. It is essential to note that over a quarter of the multi-family units were considered substandard or dilapidated. The community's perceived need for additional affordable housing and multi-family units may or may not take this level of quality into

account. If it does not, the need for additional units may be even greater than already expressed.

Table 2-8
Condition of Housing Units, 2000⁸

	Mobile Homes	Single Family	Multi-Family	Total Units
Standard	71.7%	78.4%	70.4%	76.9%
Substandard	17.2%	13.9%	14.8%	14.5%
Dilapidated	11.1%	7.6%	14.8%	8.5%

Source: City of Flatonia and LCRA, 2000

⁸ **Standard:** Sound with no defect present, or minor defect present which are capable of correction within the course of normal maintenance.

Substandard: Major defects are faults which are such a serious degree that they are not correctable by normal maintenance.

Dilapidated: Critical defects which have either failed completely or so seriously damaged that the individual components could not be fixed or replaced.

Physical Characteristics

Several factors exist that can impact the direction and type of growth for the City of Flatonia. Flatonia is fortunate to not have many environmental constraints to growth. What the city does have in the way of natural features may be thought of as assets to their community.

Natural Features:⁹

Surface Geology

The City of Flatonia lies along the Blackland Prairie Ecological Region. While called a prairie, much timber exists along streams and creeks, including oaks, pecans, elm, horseapple (bois d'arc) and mesquite. In its native state it was largely a grassy plain – the first native grassland in the west ward extension of the Southern Forest Region.

Soils















There are approximately eighteen major soil types within the ETJ and City Limits of Flatonia (see Plate 2-2). The most prevalent soils type in the area are Flatonia Loam, Arol Fine Sandy Loam, Greenvine Clay, and Singleton Fine Sandy Loam. The loams are a result of the Post Oak Woods and related loamy soils that generally accompany this type of vegetation.

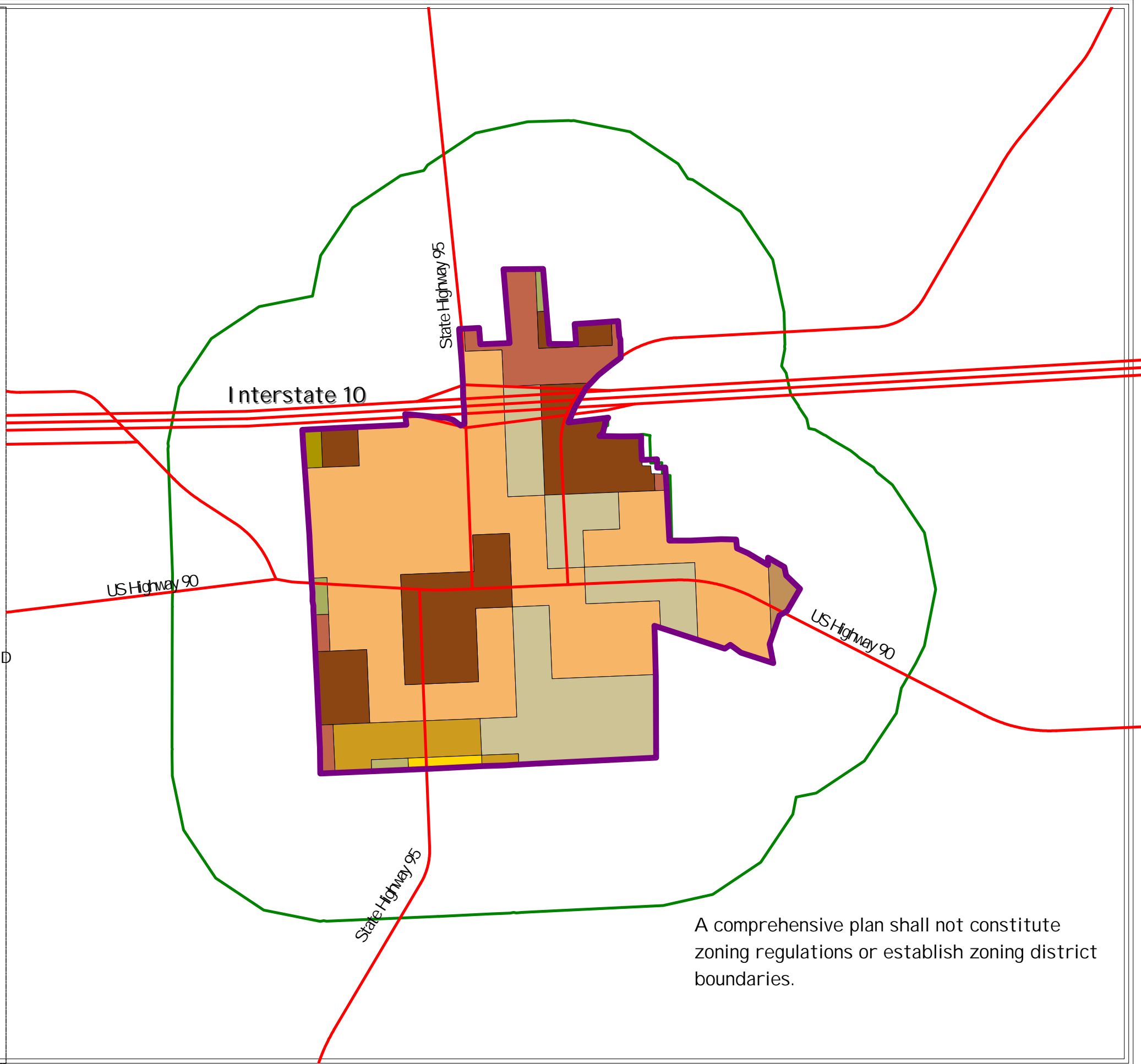
The Blackland Prairie soils are characterized by surface drainage that is moderate to rapid; bottomland and upland soils are deep, dark-gray to black alkaline clays. Soil may be neutral to slightly acidic, grayish clays and loams over mottled clay subsoils. Blackland soils are known as “cracking clays” because of the large deep cracks that form in dry weather. This high shrink-swell property can cause severe property damage to foundations, highways and other structures. Land use is divided about equally between cropland and grassland. Cotton, grain sorghums, corn, wheat, oats and hay are grown. Grassland is mostly improved pastures, with native range on the shallower and steeper soils. Water, erosion, cotton root rot, soil tilth and brush control are the major management problems with this resource area.

⁹ The information from this section was obtained from the Texas Almanac (2000-2001), the Dallas Morning News.

PLATE 2-2 Soil Survey

City of Flatonia, Texas 2010 Comprehensive Plan

-  City Limit
-  State Highways
- Soil Types
-  AROL FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
-  CARBENGLE SANDY CLAY LOAM, 3 TO 5 PERCENT SLOPES
-  CARBENGLE SANDY CLAY LOAM, 5 TO 8 PERCENT SLOPES
-  FLATONIA LOAM, 1 TO 3 PERCENT SLOPES
-  GREENVINE CLAY, 1 TO 3 PERCENT SLOPES
-  GREENVINE CLAY, 3 TO 5 PERCENT SLOPES
-  PURSLEY CLAY LOAM, FREQUENTLY FLOODED
-  SHALBA FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES, ERODED
-  SHIRO LOAMY FINE SAND, 1 TO 3 PERCENT SLOPES
-  SINGLETON FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES
-  WATER GREATER THAN 40 ACRES I N SI ZE
-  ETJ











900 0 900 1800 Feet

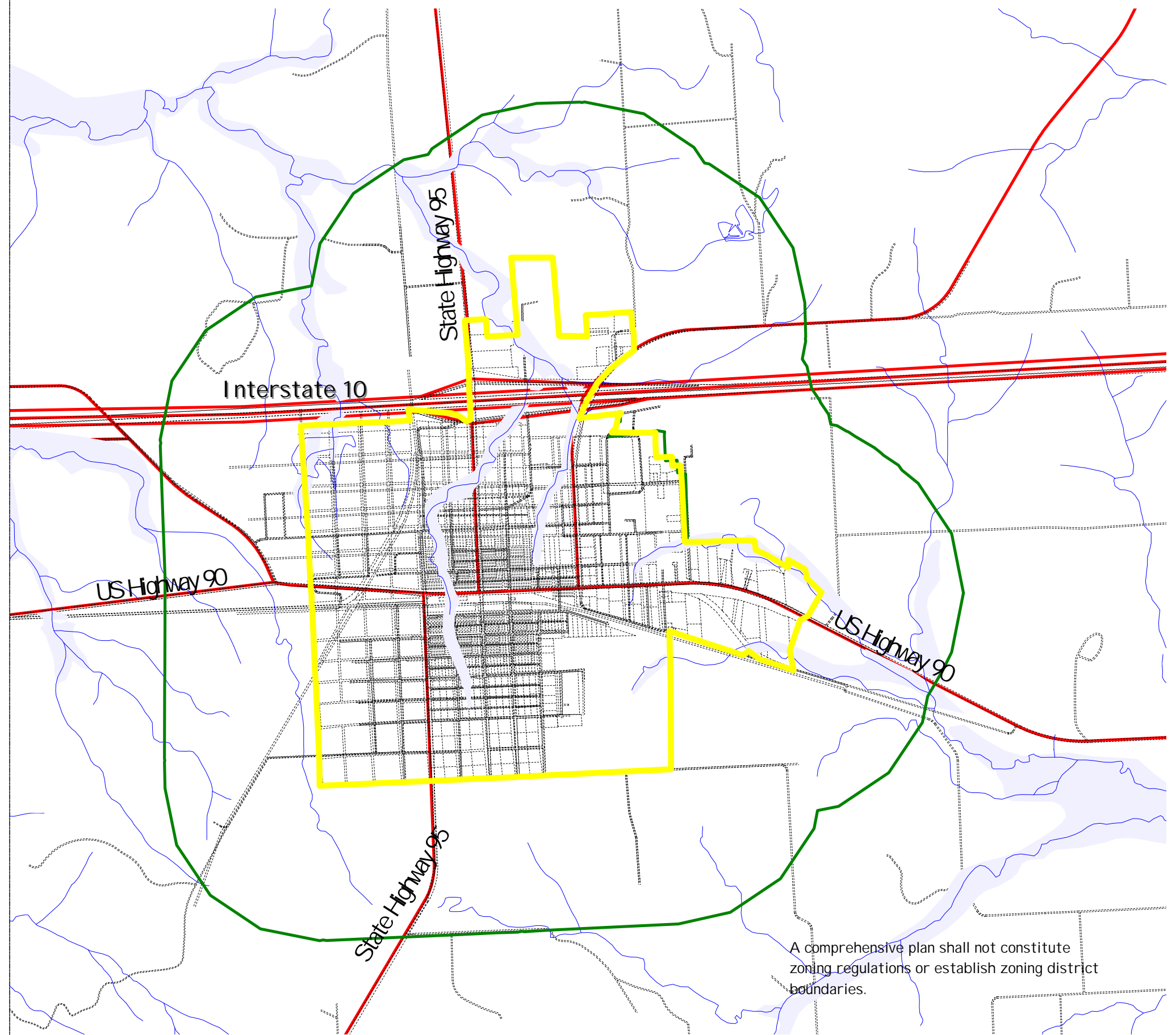
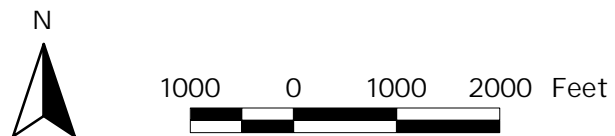


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

PLATE 2-3 FloodPlains

City of Flatonia, Texas 2010 Comprehensive Plan

-  City Limit
-  ETJ
-  Hydrography
- FEMA Floodplains
 -  100 Year Flood Plain
 -  100 Year Flood Plain
 -  500 Year Floodplain
-  Parcel Boundaries
-  State Highways



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Climate

Annual Average Temperature: 69.00
Monthly Average High Temperature: 96
Monthly Average Low Temperature: 35
Annual Average Precipitation: 34.00 inches
Annual Average Snowfall: 0.06 inches
Elevation: 344 feet
Growing Season: 277 Days
Prevailing Winds: SE

Vegetation

The vegetation types present in Flatonia include the Other Native and/or Introduced Grasses and the Post Oaks Woods, Forest, and Grassland Mosaic

Significant Water Bodies

Flatonia has numerous creeks running through its jurisdiction.

Topography and Slope Analysis

Based on slope analysis, there was found to be relatively few slopes in Flatonia that are undevelopable. Therefore, it was decided to not include a map indicating slopes.

Floodplain

Plate 2-3 shows the 100-Year Floodplains that lie within Flatonia. There are no apparent 500-Year floodplains other than those 100-Year Floodplains that are shown.

Aquifers:

Carrizo-Wilcox is the only Major Aquifers that runs through Flatonia, although the Gulf Coast Aquifer runs just outside the Southwest portion of the ETJ. Sparta is the only Minor Aquifer that runs through the Northwest portion of Flatonia.

The Carrizo-Wilcox yields fresh to slightly-saline water used primarily for irrigation and for public water supply. Due to excessive pumping the water level in this aquifer has been significantly lowered.

Endangered Species/Habitat

There are no endangered species or habitat that exists within the ETJ and City Limits of Flatonia.

Man-made features

I-10

This major four-lane Interstate has had an enormous impact on Flatonia's growth through the years. Flatonia is nearly at the midpoint between Houston and San Antonio on the Interstate. In addition, Flatonia has one major exit ramp in each direction from I-10 with two access points into the city from the Interstate.

SH-90

This state road bisects the city through Main Street and carries significant truck and passenger traffic through the main part of the city.

US-95

This state road also bisects the city and to a large degree influences the types of development that occurs in portions of the city that lie along the highway (Commercial and Retail uses tend to lie along major highways within city limits). It is a major thoroughfare for travelers and commuters from SH 71 near Smithville South - through Flatonia. This state road also carries significant truck and passenger traffic through the main part of the city.

Union Pacific Railroad

Flatonia has both a North-South and an East-West railroad line running through the city. The E-W line runs directly through downtown and stops both pedestrian and vehicular traffic throughout the day.

Extra-territorial jurisdiction

Extra-territorial jurisdiction (ETJ) can be defined as the land that an incorporated area may legally annex for the purpose of future development. The Texas State Legislature had established specific amounts of land for incorporated areas of various sizes. The vast majority of incorporated entities equal in size to the City of Flatonia have a one-half mile ETJ.

Existing Land Use

The land use has only changed slightly since the last comprehensive plan was done for the City in 1986. The patterns of land use in Flatonia have evolved to meet the needs of the community, and the City has annexed lands that have enhanced its land use composition.

In April of 2000, an inventory conducted by automobile was completed for every property in Flatonia. Each property was identified according to its general Land Use (see Land Use Districts below). Every structure on the property was also categorized based on its condition (Standard, Substandard, or Dilapidated). This information was put into a database that was used in the development of the Current Land Use Map (see Plate 2-4 and 2-5) and the Housing Inventory (above).

The purpose of identifying the Current Land Use is to map out where certain uses exist in Flatonia. This initial assessment will aid the community in identifying the general community desire for Future Land Uses, and although a Comprehensive Plan does not constitute zoning, the Future Land Use Map may eventually lead to a Zoning Map.

Where more than one residential use occupied the same property, researchers identified the property based on the predominant residential use. For example, if a mobile home and a single family home were on the same property and the single family home was the predominant use, then the property would be labeled as Rural Residential (RR), Low-Density Residential (LR), or Medium-Density Residential (MR) (depending on the size of the property) or as High Density Residential if there were more than four units on the property. Furthermore, if a property had mixed uses of retail, commercial or residential then the property would be labeled Mixed Used Use. Each property was identified and color-coded based on the following categories:

Land Use Districts:

Agricultural District

Land used for agricultural purposes (eg., ranching, orchards or farming). This use could have residence(s) but the primary use is agricultural.

Park/Open Space District

Areas designated as public (although not necessarily owned by the public) parkland and any areas intended for this purpose in the future. Areas designated as preserve land and any areas intended for this purpose in the future.

Residential District

Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development.

- Rural Residential – large lot, country-style residential (average of two-acre lots per development; 1.5 acre minimum lot size) characterized by single-family detached homes.
- Low Density Residential – Large lot, low density residential (minimum one-acre lots) characterized by single-family detached homes; minimum lot widths should be approximately 140 to 150 feet, and minimum lot depths should be no more than two times the lot width to ensure maximum separation of dwelling units and preservation of country/rural atmosphere.
- Medium Density Residential – Provide for smaller residential lot sizes, possibly including dwelling units such as patio homes, town homes, or condominiums. Up to four dwelling units.
- High Density Residential – More than four dwelling units per lot.
- Manufactured Home Residential – Single Mobile Home (SMR) for Lots with only one Mobile Home, and Multiple Mobile Home (MMR) for lots with more than one mobile home.

Public Use District

Areas owned by the city, county, school district, state, or church (eg., City Hall, fire station, school buildings, library, storage sites, cemeteries). This does not include railroad right of ways.

Office District

Areas designated for Professional/ Administrative Offices – doctors, dentists, real estate, architects, accountants, secretarial service, etc.

Retail District

- Small Retail – retail activity that has fewer than 100 vehicle trips per day.
- Large Retail – retail activity that has more than 100 vehicle trips per day.
- Local Retail – retail activity, intended to serve the local citizens of Flatonia. Uses include small grocery stores, pharmacies, personal service shops (i.e., hair salons, dry cleaners, tailors, florists, etc.), day care centers, medical/dental and general offices, banks/ financial institutions, small restaurants and cafes, a few convenience stores with gasoline sales, a farmers market, a car wash, grocery stores, restaurants, large bookstores and similar establishments.
- Regional Retail – large retail establishments, including shopping malls, large single-tenant retail users, motels and hotels.
- RLL – Retail Large Local
- RLO – Retail Large Outside
- RSL – Retail Small Local
- RSO – Retail Small Outside

Mixed Use Overlay District

Parcels where more than one type of land use is present (e.g. street level retail establishment with a residential space on the second floor) and neither use is the primary use.

Commercial District

Areas allow for commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/ broadcasting towers and facilities, wholesale establishments, and the sale of used merchandise and welding shops.

Industrial District

Areas might include light industry which entails unenclosed operations or storage, heavy industry with limited external effects or light industry with no outdoor storage (e.g. industrial park)

Right of Ways









Areas that include roads, highways, railroad, and utility easements.

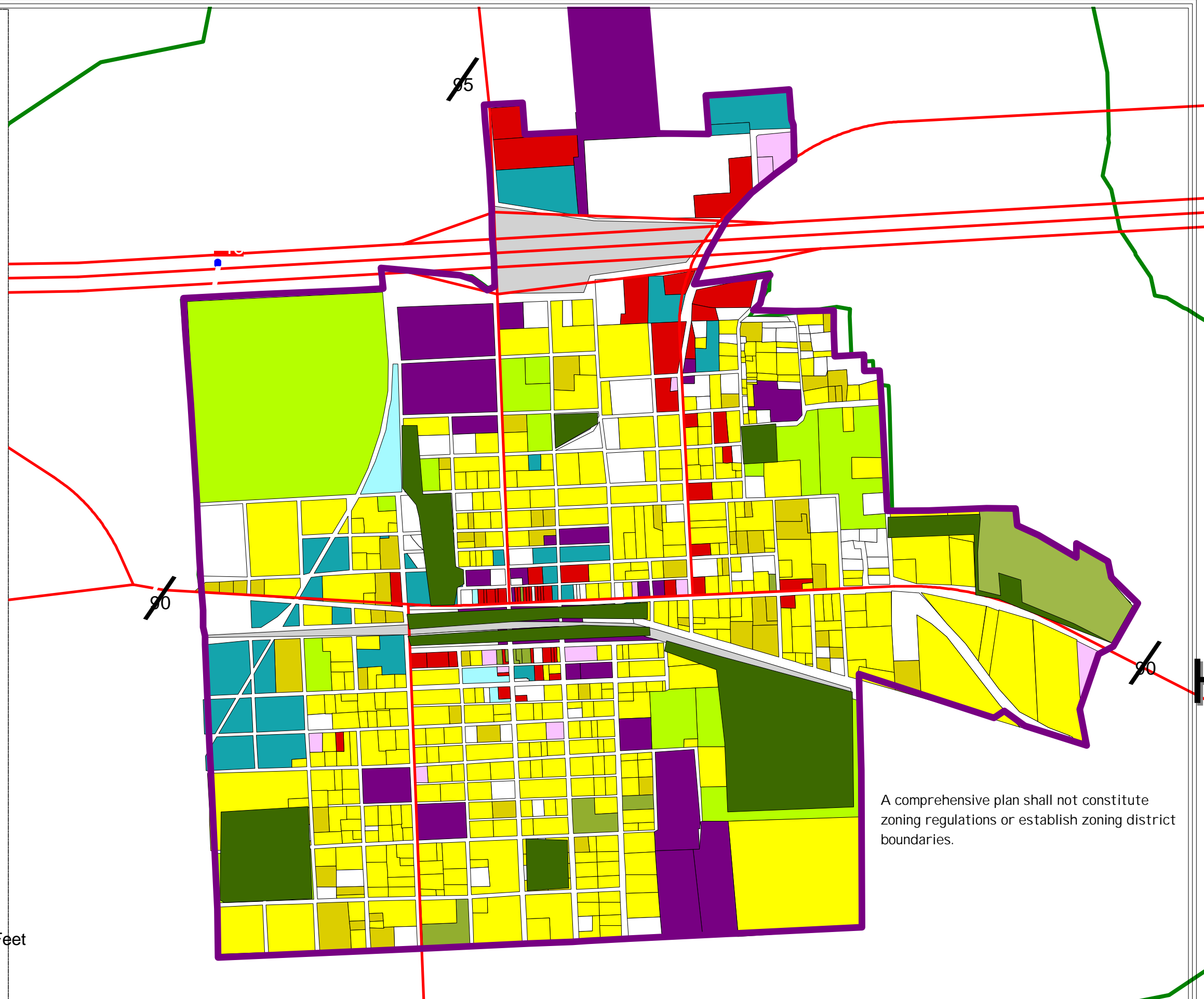
Vacant

Land that had previously been developed but currently has no structure on the lot.

PLATE 2-4
Current Land Use Plan

City of Flatonia, Texas
2010 Comprehensive Plan

-  City Limit
- Existing Parks
-  Existing Park/Open Space
- Future Parks
-  Future Park/Open Space
-  State Highways
- Existing Land Use
-  Residential
-  High Density Residential
-  Mobile Home
-  Mixed Use
-  Office
-  Retail
-  Commercial
-  Light Industrial
-  Park/Open Space
-  Agriculture
- Public
- Vacant
- Right of Way
- ETJ



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Land Use Analysis

Table 2-9
Existing Land Use, 2000

Land Use Category	Acres	Percent of Developed Land	Percent of Land Within City Limits	Acres/100 People (1)
Residential	389.91	50.43%	-----	26.80
<i>Single-Family</i>	<i>347.29</i>	<i>44.92%</i>	-----	<i>23.87</i>
<i>Manufactured Housing</i>	<i>42.62</i>	<i>5.51%</i>	-----	<i>2.93</i>
Agricultural	154.24	19.95%	-----	10.60
Public	98.28	12.71%	-----	6.75
Commercial	53.55	6.93%	-----	3.68
Retail	33.75	4.36%	-----	2.32
Mixed Use	9.09	1.18%	-----	0.62
Office	7.84	1.01%	-----	0.54
Industrial	5.99	0.78%	-----	0.41
Park	20.55	2.66%	-----	1.41
Total Developed	773.20		72.53%	53.14
Rights of Way	189.50		17.78%	13.02
Vacant	103.38		9.70%	7.11
Within City Limits	1066.09		100.00%	-----
Within ETJ	1338.00		-----	-----

(1) Based on an estimated population of 1455 on 1999 (State Data Center, LCRA).

As Table 2-12 illustrates, Flatonia has approximately 1,066 acres within the City Limits and 1,338 acres within the ETJ. Approximately 773 acres, or 72.5% of the total acreage within the City Limits is developed. Due to the high number of federal and state highways, and the railroad, Flatonia has a high percentage of land within the City Limits (developed and undeveloped) as Right-of-Way (17%). Flatonia also has a significant amount of Vacant land (9.7%, or 103 acres) which includes all land with the city limits that has no use on the property.

Of Flatonia's developed land, Residential has the largest share of Developed Property with 50.4% of all developed acreage used as Residential. Forty-four percent of that residential is Single-family (including multi-family) and nearly six percent is Manufactured Housing.

Agricultural (19.9%) and Public (12.7%) uses comprise the next largest shares of developed land in Flatonia. It is important to note that Agricultural uses were both working farms as well as open spaces with livestock. Some of these lands could be well-suited for future industrial or commercial uses. Combining Agricultural and Vacant lands to determine future potential for developable land, one arrives at 257 acres, or approximately 24% of all land within the current City Limits.

The Acres/100 Persons calculation is important because it provides a comparison of Flatonia to other communities of the per capita acreage devoted to each use. The most important uses to look at under this column are Commercial (3.68), Retail (2.32), Office (0.54) and Industrial (0.41) - all of which have a seemingly small share of the Acres per 100 persons. However, the amount of acreage per person for Commercial and Retail are considered relatively high. Retail demand usually ranges from 0.3 acres to 0.4 acres per person on the low end to 0.6 to 0.7 acres per 100 persons on the high end, with 0.5 being an average. A high number indicates that a city is capturing a retail market from outside the city or that local spending is high. Flatonia has a Retail ratio of 2.32, which would indicate a strong retail market that captures sales from outside the city. Although these averages are used for Retail uses, one could apply similar ratios to Commercial and arrive at the conclusion that Commercial Uses also serve a population greater than Flatonia. The newly annexed properties along I-10 and the types of Retail and Commercial developments that exist in these properties account for a large percentage of both of these uses.

Office uses comprise 0.54 acres per 100 persons in Flatonia. This is a relatively low figure and accounts for professional uses that serve the public such as doctors and lawyers. It appears that many professional services are provided for Flatonia residents outside of the City Limits (such as in La Grange or Schulenburg).

Industrial acreage per 100 persons is relatively low compared to other cities. However, one of the larger employers for Flatonia which has an industrial use is within the ETJ. Nevertheless, Flatonia may consider encouraging industrial growth.

The following summarizes features of Flatonia's existing land use:

- All uses are scattered throughout the city. There is no pattern of use except for a concentration of Residential both North and South of the Main Street, and Commercial and Retail uses concentrated located along I-10 and SH-90. Yet, Retail and Commercial exist throughout the City.
- Flatonia has 20 acres of parkland. Flatonia's acreage dedicated for Parks comprises 2.66% of total developed land. This translates into 1.41 acres per 100 persons. A commonly accepted measure of municipal park land is between 1.0-1.5 acres/100 persons.¹⁰ Therefore, Flatonia has an accepted amount of park land.
- Few Industrial uses exist. Although, large amounts of Agricultural lands exist in the Northwest section of the City which could be used for Industrial use.
- Significant amounts of land are dedicated to Public Uses which include not only city-owned lands for water/wastewater, electricity, and civic offices, but also for cemeteries and churches.
- South-central parts of the City have a large portion of Agricultural Use or are very low-density residential properties. Since these are located near the school, these may be good locations for future parks or for more residential properties.

Table 2-10
Residential Use Composition

Land Use Category	Acres	Percent of Total Residential Use
Rural	30.28	7.76%
Low Density	93.43	23.96%
Medium Density	214.63	55.05%
High Density	8.95	2.30%
Single Mobile Home	33.36	8.56%
Multiple Mobile Homes	9.26	2.38%
Residential	389.91	100.00%

Source: Lower Colorado River Authority

- Few multi-family properties exist.

¹⁰ City of Arlington, Texas Park Master Plan (1998).

- Manufactured housing is scattered throughout the city.
- Lot sizes and the number of units per lot vary dramatically. Denser development not only can provide a larger tax base for a community, but also can free up properties in other parts of a city for commercial or industrial use - so as not to present health or safety hazards to residents.