

**Agenda  
City Council  
Council Chambers/City Hall (125 E. South Main)  
125 E. South Main, Flatonia, Texas**

**July 08, 2014  
City of Flatonia  
Regular Meeting  
6:00 p.m.**

**Opening Agenda**

Call to Order  
Invocation & Pledge  
Citizens' Participation

**Reports**

Reports:

<i>Fire Chief's Report</i>	Activity Report
<i>Police Chief's Report</i>	June 2014 Activity
<i>Code Compliance/Building Official</i>	Code Violations & Corrective Action, Permits Issued
<i>Parks Committee Report</i>	June meeting report
<i>City Manager Update</i>	Joint PD/VFD Facility, Website Update, Cost Saving Initiatives

**Public Hearing**

- PH7-2014.1 Public hearing on the request from L & G Land & Cattle Company that the property identified by PID 28080, 12th & Converse St., City, BLK 56, Lot 3-4 FRC of 2, commonly known as L & G Mobile Home Park be re-zoned. The property is currently zoned High Density Residential (R-3). The request is to rezone to Highway Commercial (HC).
- PH7-2014.2 Public Hearing on the request from Juan & Natalie Almanza that the property identified by PID 81408, GAR-ZAP BLK C, south side of E Seventh across from 609 E Seventh St, a .711 acre vacant lot be re-zoned. The property is currently zoned General Commercial with Residential 1 (GC3). The request is to rezone to Medium Density Residential (R-2). The rezone is required in order for installation of a manufactured home on the property.
- PH7-2014.3 Public Hearing on the request from Grunberg Properties for a Conditional Use Permit in order to install a car wash on the property PID 28098, 503 Martin Luther King Jr. Street. Included with this request is a variance to reduce the west side and south side structural & parking setback to zero (0) feet. The variance request has been submitted in order to install signage and accessory equipment
- PH7-2014.4 Public Hearing on the request from Flatonia Independent School District for a variance to reduce the East School St. side building setback to zero (0) feet for the following property: PID 27551, the location of the existing Science Lab, known as the High School Building. This request has been submitted in order to construct a new Science Lab.

**Consent Agenda**

Minutes – June 10 Regular Meeting

## **Deliberation Agenda**

- 7-2014.1. Consider and take appropriate action on the request from L&G Land and Cattle Company to rezone the property identified by PID 28080, 12th & Converse St., City, BLK 56, Lot 3-4 FRC of 2, commonly known as L & G Mobile Home Park from High Density Residential (R-3) to Highway Commercial (HC)
- 7-2014.2. Consider and take appropriate action on the request from Juan & Natalie Almanza to rezone the property identified by PID 81408, GAR-ZAP BLK C, south side of E Seventh across from 609 E Seventh St, from General Commercial with Residential 1 (GC3) to Medium Density Residential (R-2).
- 7-2014.3. Consider and take appropriate action on the request from Grunberg Properties for a Conditional Use Permit in order to install a car wash on the property PID 28098, 503 Martin Luther King Jr. Street.
- 7-2014.4. Consider and take appropriate action on the request from Grunberg Properties for a variance to reduce the west side and south side structural & parking setback to zero (0) feet on the property PID 28098, 503 Martin Luther King Jr. Street.
- 7-2014.5. Consider and take appropriate action on the request from Flatonia Independent School District for a variance to reduce the East School St. side building setback to zero (0) feet for the following property: PID 27551.
- 7-2014.6. Consider and take appropriate action on setting the setback and other requirements to be required for the Zoning classification Public Use.
- 7-2014.7. Consider and take appropriate action on the request from Flatonia United Methodist Church for a variance to reduce the east side building setback from ten (10) feet to zero (0) feet for the following property: PID 47886, 403 E North Main. This request has been submitted in order to construct an external stairs necessary for the safe use of the second story area.
- 7-2014.8. Consider and take appropriate action clarifying intent and wording of Flatonia Code of Ordinances, Chapter 14, Exhibit A, Article III, Section 9.6, General Commercial with Residential in regards to the setback requirements for property zoned as such.
- 7-2014.9. Consider and take appropriate action on renewal of hotel/motel tax disbursement agreement with the Flatonia Chamber of Commerce, Flatonia Special Projects and EA Arnim Museum and Archives.
- 7-2014.10. Consider and take appropriate action on re-plastering the Flatonia City Pool.
- 7-2014.11. Consider and take appropriate action on bid award for street projects.
- 7-2014.12. Consider and take appropriate action on setting date and time for FY 2014-15 budget workshop(s).
- 7-2014.13. Consider and take appropriate action on Economic Development Commission appointment(s).
- 7-2014.14. Consider and take appropriate action on Comprehensive Planning Commission appointment(s).

## **Executive Session**

- ES7-2014.1 As authorized by Texas Government Code Sec. 551.071 consultation with attorney:
  - To seek advice regarding leases of City property for oil and gas production, including amendments to prior leases

- ES7-2014.2 As authorized by Texas Government Code Sec. 551.071 consultation with attorney:  
To seek advice regarding an on-going or pending legal matter re: Richard Valdez
- ES7-2014.3 As authorized by Texas Government Code Sec. 551.071 consultation with attorney:  
To seek advice regarding Florus Family claim of title to 22,000 square feet of land previously conveyed by Florus Family to the City of Flatonia situated within now vacated Florus Subdivision
- ES7-2014.4 As authorized by Texas Government Code Sec. 551.086 deliberation regarding competitive electric matters:  
Discuss market performance of generation assets and related under-recovery in the fuel and power cost recovery factor (PCRF) rate.

**Deliberation Agenda**

- 7-2014.15. Consider and take appropriate action regarding prior oil and gas leases, including but not limited to amendment to Oil, Gas and Mineral Lease dated June 21, 2012, relating to several tracts, including a 35.3351 acre tract, executed by City of Flatonia, as Lessor, of which a Memorandum of Oil, Gas and Mineral Lease is recorded in Volume 1614, Page 219 of the Official Public Records of Fayette County, Texas (the "Lease"), as requested by Sabine River Energy LLC.
- 7-2014.16. Consider and take appropriate action on Florus Family claim of title to 22000 square feet of land previously conveyed by Florus Family to City of Flatonia situated within the now vacated Florus Subdivision..
- 7-2014.17. Consider and take appropriate action on on-going or pending legal matter re: Richard Valdez.
- 7-2014.18. Consider a potential electric utility rate increase.

**Adjournment**

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board outside the front door of the City Hall of the City of Flatonia, Texas, a place convenient and **readily accessible to the general public at all times** and said Notice was posted on the following date and time: **July 3, 2014 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Melissa Brunner, TRMC, CMC, City Secretary, City of Flatonia

**NOTICE OF ASSISTANCE  
AT THE PUBLIC MEETING**

The Flatonia City Hall is wheelchair accessible. Access to the building is available at the primary entrance facing Main Street. 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 361-865-3548 or by FAX 361-865-2817 at least two working days prior to the meeting so that appropriate arrangements can be

**EXECUTIVE SESSION STATEMENT**

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations Regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.086 (Certain Public Power Utilities: Competitive Matters) and 551.087 (Deliberation Regarding Economic Development Negotiations).

