

**City of Flatonia
Zoning Review Request Form**

- Request for Zoning Change (\$100.00 Application fee)
- Request for Variance (\$100.00 Application fee)
- Request for Conditional Use Permit (\$100.00 Application fee)
- Other -explain below (Application fee \$ _____)

Date 4-13-22 Receipt # 208723

Name of Property Owner Chad & Melissa Helms

Physical address of property affected 102 E South Main St

Appraisal District Property ID# 27716 Zone CBO

Requested change _____

Airbnb and future office space on front
street side

Mailing address of property owner PO Box 219
Schulenburg, TX 78956

Contact phone number of property owner 979-966-5026 281-960-7370

Email address swpoolservice@hotmail.com

Check all of the items for documentation you are providing for your hearing:

- Map(s)
- Survey
- Photograph(s)
- Plans/blueprint
- PowerPoint presentation
- Other _____

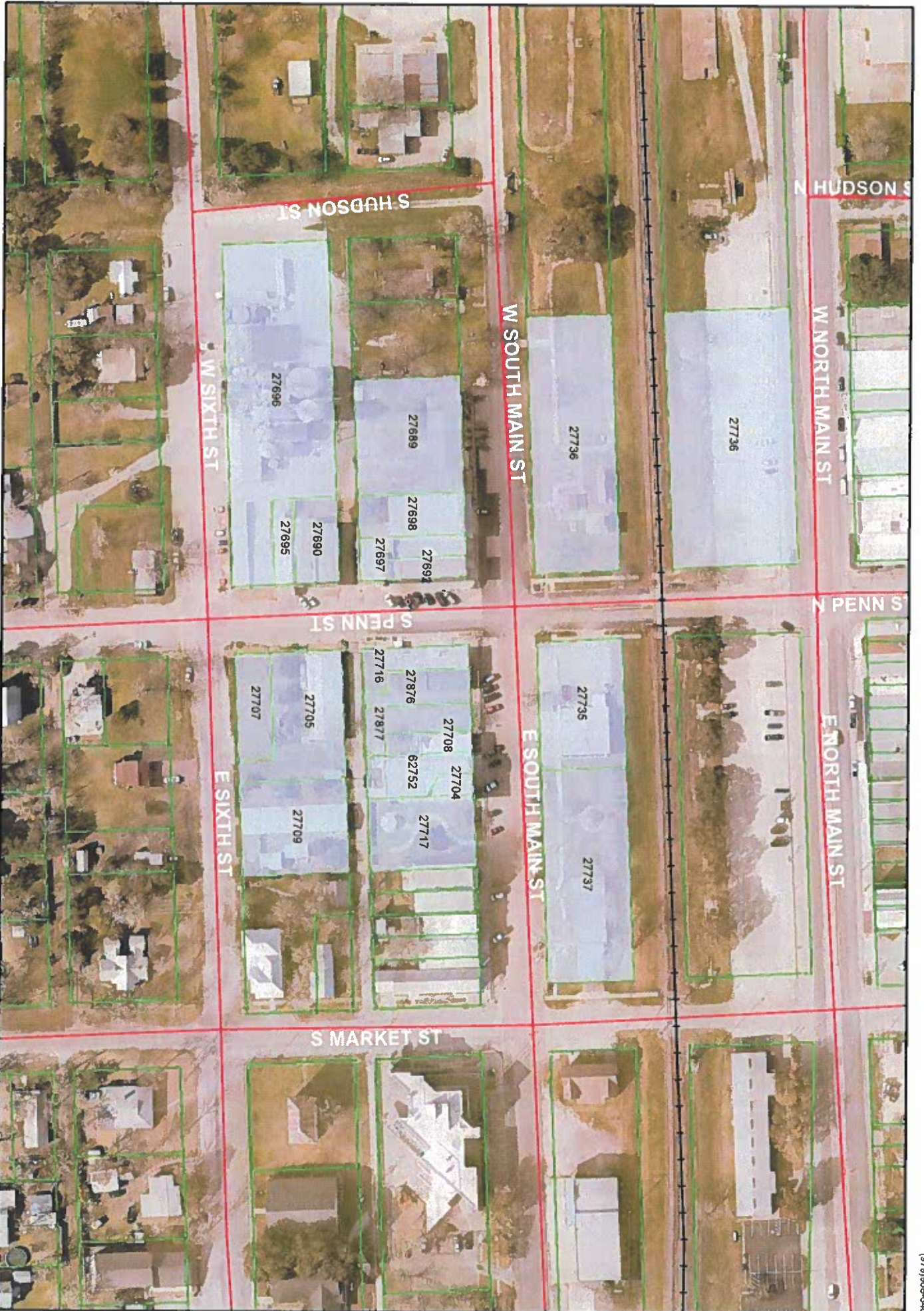
Additional information may be necessary. _____
Signature of Property Owner

FOR CITY USE ONLY: **REQUEST IS APPROVED** _____ **DENIED** _____

I. Date of notification to City <u>APRIL 13, 2022</u>	II. Deadline for publication in paper <u>MAY 16, 2022</u>	III. Deadline to notify property owners by mail <u>MAY 20, 2022</u>
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P & Z Meeting date: JUNE 6, 2022 City Council Meeting date: JUNE 14, 2022

NOTES: _____



Properties that are within the city limits of Flatonia and within 200' of PID: 27716 - 102 E South Main St



The information on the map has been compiled by Fayette County staff from a variety of sources and is subject to change without notice. Fayette County makes no claims, guarantees, or promises about the accuracy or completeness of this data and explicitly disclaims accountability for any errors or omissions. Represented boundaries are approximate and should not be used for exact measurement or legal documentation.

2021 Pictometry

1 inch = 150 feet



file_as_na	situs_nu m	situs_st_1	situs_city	situs_at	situs_st	situs_zip	addr_line2	addr_city	addr_state	addr_zip
HOOVER GARY FLATONIA ARGUS INC	113 W S MAIN 214 S PENN ST	FLATONIA TX	FLATONIA TX	FLATONIA TX	FLATONIA TX	78941	113 W SOUTH MAIN ST P O BOX 468	FLATONIA FLATONIA	TX TX	78941 78941
BEEMAN INVESTMENT PROPERTIES 113 ENM LLC CAL-MAINE FOODS INC. KIPP JEANIE & PHILLIP	101 W SOUTH MAIN 216 S PENN ST 112 W 6TH ST. 105 W SOUTH MAIN	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	78941 78941 78941 78941	P O BOX 628 P O BOX 397 P O BOX 2960 P O BOX 858	FLATONIA FLATONIA JACKSON FLATONIA	TX TX MS TX	78941 78941 39207 78941
CROUCH J D LAND & CATTLE CO LLC PRYOR MARY ANN	109 S MAIN 116 E SOUTH MAIN ST	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	78941 78941	1124 W PARKER RD P O BOX 493	FLATONIA FLATONIA	TX TX	78941 78941
FLATONIA CHAMBER OF COMMERCE RING CO THE	213 S PENN ST 217 S PENN ST	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	78941 78941	P O BOX 610 P O BOX 128	FLATONIA FLATONIA	TX TX	78941 78941
AHRENS RODNEY & LINDSEY HAIRGROVE JEFF & ANNE DAYTON LLC CITY OF FLATONIA CITY OF FLATONIA CITY OF FLATONIA CITY OF FLATONIA	112 E SOUTH MAIN ST 117 E 6TH ST 102 E SOUTH MAIN ST 118 E SOUTH MAIN ST 105 E SOUTH MAIN 108 W SOUTH MAIN ST 125 E SOUTH MAIN	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX FLATONIA TX	78941 78941 78941 78941 78941 78941 78941	2333 FM 956 117 E 6TH ST 2404 FM 615 P O BOX 329 P O BOX 329 P O BOX 329 P O BOX 329	SCHULENBURG FLATONIA SCHULENBURG FLATONIA FLATONIA FLATONIA FLATONIA	TX TX TX TX TX TX TX	78956 78941 78956 78941 78941 78941 78941
FLATONIA SPECIAL PROJECTS	104 E SOUTH MAIN ST	FLATONIA TX	FLATONIA TX	FLATONIA TX	FLATONIA TX	78941	P O BOX 14	FLATONIA	TX	78941
EVERSOLE MARK & JOANYE LANEY TAYLOR	108 SOUTH MAIN ST 114 E SOUTH MAIN ST	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	FLATONIA TX FLATONIA TX	78941 78941	P O BOX 311 P O BOX 910	FLATONIA FLATONIA	TX TX	78941 78941

Memo

To: Paul Prause, Melanie Berger
From: Tamela Louvier
Date: May 16, 2022
Subject: Public Notice in Argus

Please run the following notice in the May 19, 2022, edition of the Argus. Please put the notice in the legal section of the paper.

NOTICE OF PUBLIC HEARING

#1. Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Flatonia, Texas, at the Flatonia City Hall, 125 East South Main, Flatonia, Texas, at 6:00 p.m. on Monday, June 6, 2022.

#2. Notice is hereby given that a public hearing will be held by the City Council of the City of Flatonia, Texas, at the Flatonia City Hall, 125 East South Main, Flatonia, Texas, at 6:00 p.m. on Tuesday, June 14, 2022.

Formal requests for zoning review have been received by the City of Flatonia from:

Chad and Melissa Helms for a Conditional Use on property located at, 102 E. South Main St, Flatonia, Tx 78941. The property is identified with Fayette County Appraisal District as PID #27716. The request is to operate as an Airbnb and future office space on front street side. This property is currently zoned as Commercial Business District (CBD).

The Flatonia Planning and Zoning Commission will hold Public Hearing #1 on Monday, June 6, 2022, and make recommendations to the Flatonia City Council regarding the request.

The City Council will hold Public Hearing #2 on Tuesday, June 14, 2022, at 6 p.m. and may act on the Planning and Zoning Commission recommendation.

All interested citizens are invited to attend said meetings.

May 20, 2022

Notice to Landowners

Zoning Change Application

An application has been filed with the City of Flatonia requesting a zoning change for a property located in the area of property you own.

Chad and Melissa Helms for a Conditional Use on property located at, 102 E. South Main St, Flatonia, Tx 78941. The property is identified with Fayette County Appraisal District as PID #27716. The request is to operate as an Airbnb and future office space on front street side. This property is currently zoned as Commercial Business District (CBD).

A public hearing with the Planning and Zoning Commission will be held on Monday, June 6, 2022, at the Flatonia City Hall (125 E. South Main Street) at 6:00 p.m. concerning this request. The Flatonia Planning and Zoning Commission will make a recommendation to the Flatonia City Council regarding the request. The City Council will hold a second public hearing on Tuesday, June 14, 2022, at 6:00 p.m. and may act on the recommendation from the Planning and Zoning Commission.

The public hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. The reply form included with this letter can be used if you would like to submit written comments.

Notice of the public hearing has already been published in the Flatonia Argus. If you have any questions regarding this notice or the Zoning Change Application, please contact City Manager Sonya Bishop at manager@ci.flatonia.tx.us or 361-865-3548.

Reply Form

In order to be on record, this form may be filled out and mailed to:

City of Flatonia
Planning & Zoning Dept.
P.O. Box 329
Flatonia, TX 78941

REPLY

Name: Taylor Swearing
Address: 114 E South Main
Flatonia TX
Phone: 79941

In Favor
 Opposed

Reasons and/or Comments:

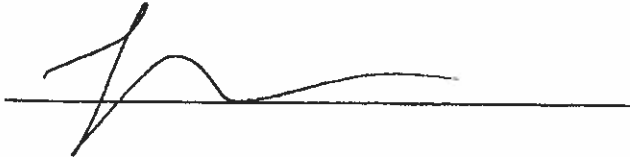
Anyone coming to downtown
to shop or stay, I believe
is a great benefit for the
city & personally my
business as well.

I plan to be opening an Airbnb
above the diner which me &
my husband move out. should
be open by end of year!

I believe there should be an operational business either
downstairs or
50% of building.

I do plan to speak at the public hearing on June 6, 2022.
 I do not plan to speak at the public hearing on June 6, 2022.

Signature: _____



Reply Form

In order to be on record, this form may be filled out and mailed to:

City of Flatonia
Planning & Zoning Dept.
P.O. Box 329
Flatonia, TX 78941

REPLY

Name: Stuart Mica
Address: P.O. Box 1102
Flatonia, TX 78941
Phone: 361-251-1652

- In Favor
 Opposed

Reasons and/or Comments:

chamber commerce president

- I do plan to speak at the public hearing on June 6, 2022.
 I do not plan to speak at the public hearing on June 6, 2022.

Signature: S. Mica

CITY OF FLATONIA
Agenda Summary Form

Agenda # DA6.1.2022.1	Title: Consider and take appropriate action on the water conservation plan and drought contingency plan.
Summary: Need to discuss and take action on the water conservation plan and drought contingency plan.	
Option(s): <input type="checkbox"/> I move to make the motion to approve the water conservation plan and drought contingency plan. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____	
Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS ADOPTING A WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN AND TO ESTABLISH PENALTIES FOR VIOLATIONS OF MANDATORY PROVISIONS

WHEREAS, it is desirable and reasonably necessary, in order to promote water conservation for the general welfare and benefit of the people of Flatonia, Texas, to adopt a water conservation and drought contingency plan; and

WHEREAS, the City Administration has developed a water conservation and drought contingency plan which has been reviewed by the Texas Water Development Board and it is within the public interest to adopt such plan and to establish penalties for violations of its provisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS:

Chapter 13, Section 13.305 of the Code of Ordinances of the City of Flatonia, Texas is hereby amended to read as follows:

Section 13.305 Water Conservation and Drought Contingency Plan

- a. That the water conservation and drought contingency plan presented to the City Council and approved by the City Council is hereby adopted as the official policy of the City of Flatonia. A true and correct copy of the Water Conservation and Drought Contingency Plan, dated May 5, 2022, shall be on file at all times with the City Secretary and the Director of Public Works.
- b. All ordinances and sections of the Code of Ordinances in conflict with the provisions of the Water Conservation and Drought Contingency Plan are hereby repealed. All other ordinances or sections of the Code of Ordinances not in conflict with the provisions of the Plan shall remain in full force and effect.
- c. Should any paragraph, sentence, subdivision, clause, phrase or section of the Plan be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the Plan as a whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.
- d. Any person, firm or corporation violating any of the provisions of the mandatory water use restrictions which have been formally initiated by the City and contained in the Water Conservation and Drought Contingency Plan as adopted hereby shall be guilty of a misdemeanor and punished pursuant to 1.109 of this Code of Ordinances.
- e. This Ordinance shall take effect immediately from and after its passage.

2. Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

Section XIV: Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Plan are severable and, if any phrase, clause, sentence, paragraph or section of this Plan shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Plan, since the same would not have been enacted by the City Council without the incorporation into this Plan of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Adopted by City of Flatonia on _____.

Signed by: _____
Dennis Geesaman
Mayor

CITY OF FLATONIA

Agenda Summary Form

Agenda # DA6.1.2022.2	Title: Consider and take appropriate action on request from Chad and Melissa Helms for a Conditional Use on property located at, 102 E. South Main St, Flatonia, Tx 78941. The property is identified with Fayette County Appraisal District as PID #27716. The request is to operate as an Airbnb and future office space on front street side. This property is currently zoned Commercial Business District (CBD).
Summary: Consider and take appropriate action on request from Chad and Melissa Helms for a Conditional Use on property located at, 102 E. South Main St, Flatonia, Tx 78941. The request is to operate as an Airbnb and future office space on front street side. This property is currently zoned Commercial Business District (CBD).	
Option(s): <ul style="list-style-type: none"><input type="checkbox"/> I move to make the motion to approve the request from Chad and Melissa Helms to allow them to operate the property at 102 E. South Main as an Airbnb and future office space on front street side. <input type="checkbox"/> If you are opposed to not 2nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____ Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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CITY OF FLATONIA

Agenda Summary Form

Agenda # DA6.1.2022.3	Title: Consider and take appropriate action on appointing a committee to review the comprehensive plan for rezoning the area bounded by Walnut St/11 th St/City limit from R1 to R2.
Summary: Appoint a committee to review the comprehensive plan for rezoning the area bounded by Walnut St/11 th St/City limit from R1 to R2.	
Option(s): <input type="checkbox"/> I move to make the motion to approve a committee to review the comprehensive plan for rezoning the area bounded by Walnut St/11 th St/City limit from R1 to R2. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____	
Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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CITY OF FLATONIA

Agenda Summary Form

Agenda # DA6.1.2022.4	Title: Consider and take appropriate action on estimates for buildings in the McWhirter Park and Garbade Park.
Summary: Park buildings need work on the rotten boards and need to be painted.	
Option(s): <ul style="list-style-type: none"><input type="checkbox"/> I move to make the motion to approve the work need on the park buildings.<input type="checkbox"/> If you are opposed to not 2nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____	
Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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Double L. Painting & more

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
		6-5-22
NAME FLATONIA Pool House		
ADDRESS		
CITY, STATE, ZIP FLATONIA TX		
SOLD BY	CASH	C.O.D.
CHARGE	GN. ACCT.	MOSE. REFD.
		TAX OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	COAT OF PRIMER		
2	COAT LOXON PAINT		
3	REPLACE ROTTED WOOD		
4	THROUGHOUT		
5			
6	PRESSURE WASH AND CAULKING		
7			
8	2 PICNIC TABLES		
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

6694
TOTAL

All SUPPLIES & WOOD
INCLUDED

RECEIVED BY

A-5805
F-15128/40056

KEEP THIS SLIP FOR REFERENCE

Double L. Painting + Moore

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
NAME FLATONIA CONCESSION STAND 1		
ADDRESS		
CITY, STATE, ZIP McWhirter		

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MOSE RETD	OTHER
---------	------	--------	--------	---------	-----------	-------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	1 COAT PRIMER		
2	2 COAT LOXON PAINT		
3	REPLACE ALL ROTTED WOOD		
4	PRESSURE WASH + CAULK		
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

#3556
All materials + wood
Included

RECEIVED BY

Double L. Painting & more

CUSTOMER'S ORDER NO. DEPARTMENT DATE # 2

NAME FLATONIA CONCESSION STAND

ADDRESS

CITY, STATE, ZIP Garbade

SOLD BY CASH C.O.D. CHARGE ON ACCT. MOSE. RETD. SALES TAX

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	1 COAT PRIMER		
2	2 COAT LOXON PAINT		
3	REPLACE ALL ROTTEN WOOD		
1	PRESSURE WASH. & CAULK		
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

#3556
ALL MATERIALS & WOOD
INCLUDED

RECEIVED BY

KEEP THIS SLIP FOR REFERENCE

CITY OF FLATONIA
Agenda Summary Form

Agenda # DA6.1.2022.5	Title: Consider and take appropriate action on nominating candidates for the Planning and Zoning Committee.
Summary: Planning and zoning committee recently had two members step down. These two need to be replaced and new officers to be nominated.	
Option(s): <ul style="list-style-type: none"> <input type="checkbox"/> I move to make the motion to approve the nominations for candidates for the Planning and Zoning Committee. <input type="checkbox"/> If you are opposed to not 2nd or make any motion. If a motion is not made, the item is dead. 	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____ Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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CITY OF FLATONIA

Agenda Summary Form

Agenda # DA6.1.2022.6	Title: Consider and take appropriate action on street projects.
Summary: Street projects that need to get done. Pictures have been provided.	
Option(s): <input type="checkbox"/> I move to make the motion to approve the street projects. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____ Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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City of Flatonia - 2020 Street Projects

Rank	Ref.#	Location	Special Conditions	Length	Width	Sq Yds	est cost	Oil		Aggregate		comment
								Prime coat	CRSS2P	B-3	Gr 5	
1		Tom Green, 7th to 9th		670	20	1489	11167	223	893	19	16	
2		Mulberry, west end		160	15	267	2000	40	160	3	3	
3		E. Eleventh, Walnut to Garbade	18" x 50' culvert	720	20	1600	12000	240	960	21	17	culvert \$40.50/ft
4		12th, 609 to Hackberry		500	24	1333	10000	200	800	17	14	
5		Hackberry, 12th to MILK		590	25	1639	12292	246	983	21	17	
6		4th, School to Middle		380	37	1562	11717	234	937	20	16	
7		Mill, 4th to 3rd (west side)	2 course	300	12	400	1600	60	240	5	4	
						8290	\$60,775	1244	4974	106	86	
								Gallons	Gallons	cu yds.	cu yds.	
										128	104	
										tons	tons	

Notes:

Martin Asphalt (713) 350-5350 Tom
Colorado Materials (512) 396-1555 Brandon
Vulcan (Knippa office) (830) 934-2625 trap rock 243590
Oscar Benevides 210-541-5041 Vulcan
Vulcan Helotes 210-308-0501 white rock

prime coat - MC30 app. rate .15
 oil - CRSS2P app. Rate .30
 B-3 aggregate 1 cy/ yd = 90 sq. yds
 PB-4 aggregate 1 cy/ yd = 110 yd: \$47.09/ton
 1.2 tons/cu. yd.

Estimates figured as follows:

One Course 4 per sq. yd.
 Two Course 5 per sq. yd.
 Row work 15 per sq. yd

CITY OF FLATONIA

Agenda Summary Form

Agenda # DA6.1.2022.7	Title: Consider and take appropriate action on amending authorized representatives for TexPool to City Manager, Sonya Bishop and City Secretary, Tammy Louvier.
Summary: Amend authorized representatives for TexPool to City Manager, Sonya Bishop and City Secretary, Tammy Louvier.	
Option(s): <ul style="list-style-type: none"><input type="checkbox"/> I move to make the motion to amend authorized representatives for TexPool to City Manager, Sonya Bishop and City Secretary, Tammy Louvier. <input type="checkbox"/> If you are opposed to not 2nd or make any motion. If a motion is not made, the item is dead.	
Kocian: _____ Eversole: _____ Sears: _____ Seale: _____ Mayor Pro Tem Steinhauser: _____ Mayor Geesaman _____	

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