



**CITY OF FLATONIA
SPECIAL CITY COUNCIL MEETING
Council Chambers/City Hall
125 E. South Main, Flatonia, Texas 78941
March 26, 2024, AT 6:00 p.m.
AGENDA**

Opening Agenda

Call to Order
Invocation & Pledge

Public Hearing

PH3.2.2024.1

Public Hearing on the request from Gabriel Quintero for a replat on the property located at 316 North Penn Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #28004. The request is to divide the property into two lots.

Deliberation Agenda

DA3.2.2024.1

Consider and take appropriate action to approve the request from Gabriel Quintero for a replat on the property located at 316 North Penn Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #28004. The request is to divide the property into two lots.

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 **March 22, 2024, by 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jacqueline Ott, 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 made.

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).

Agenda Removal Notice

This Public Notice was removed from the official posting board at the Flatonia City Hall on the following date and time: _____

By: Jacqueline Ott, City Secretary

CITY OF FLATONIA

Agenda Summary Form

Agenda # DA3.2.2024.1	Title: Consider and take appropriate action to approve the request from Gabriel Quintero for a replat on the property located at 316 North Penn Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #28004. The request is to divide the property into two lots.
Summary: Approve a replat request.	
Option(s): <input type="checkbox"/> I move to approve the request from Gabriel Quintero for a replat on the property located at 316 North Penn Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #28004. The request is to divide the property into two lots. <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.	
Sears: _____ Seale: _____ Kocian: _____ Cockrell: _____ Mayor Pro Tem Eversole: _____ 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.

J SCHAFFNER @ CI. FLATONIA. TX. US

City of Flatonia
PO Box 329 - 125 E South Main
Flatonia, TX 78941
361-865-3548

Replat Application

Applicant: GABRIEL QUINTERO
I am the: Property owner Developer Agent Engineer Surveyor

Property owner: GABRIEL QUINTERO
Mailing address: PO BOX 261 WEAVER, TX 78939
Email: gabrielquintero2000@gmail.com Phone: 512 922 2345

Developer or Agent: _____
Mailing address: _____
Email: _____ Phone: _____
Contact person: _____

Engineer or Surveyor: _____
Mailing address: _____
Email: _____ Phone: _____
Contact person: _____

PID: 28004 Current Zone: _____ Current land use: SIDE YARD
Proposed land use: SINGLE FAMILY HOME
Is zoning change required: NO Number of lots existing: 1 Number of lots proposed: 2
Legal description of lot: 5, 6, 7, + 8

Names of all Lienholders/Property Owners, address and phone number:
(List known liens/other property owners if owned by more than one person. Attach a separate page if more space is needed.)

- GABRIEL QUINTERO
- ROSA QUINTERO

Describe all easements or fee strips previously granted across or within the property.

Applicant's checklist:

- Form is completely filled out
- Property owner authorization is completed (if applicable)
- Parcel map printed from the FCAD website, clearly indicating the location and boundaries of the subject property
- Tax receipt showing current on all property taxes
- 2 copies, minimum 18" x 24" Preliminary Plat attached, clearly indicating required data from submittal packet

I certify that the information concerning the proposed subdivision is true and correct and that I am the property owner or authorized agent for the owner of the above described property.

Owner/Agent Signature [Signature]
Printed name GABRIEL QUINTERO Date 11 14 23

Property Owner Authorization

Property Owner

Name: GABRIEL QUINTERO
Address: 316 N PENN
FLATONIA TX
Phone: 512 922 2345
Email: gabrielquintero2000@gmail.com

Agent

Name: _____
Address: _____
Phone: _____
Email: _____

Property ID# 28004

PROPERTY OWNER AUTHORIZATION

I hereby certify that I am the owner of the subject property indicated above or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purpose of processing this application.



Owner Signature

11 14 2023

Date

AUTHORIZED AGENT STATEMENT

I have reviewed the replat application instructions and hereby confirm this document meets all application requirements and related checklists demonstrating compliance with city codes and regulations.

Authorized Agent Signature

11 14 2023

Date

Fayette CAD Web Map

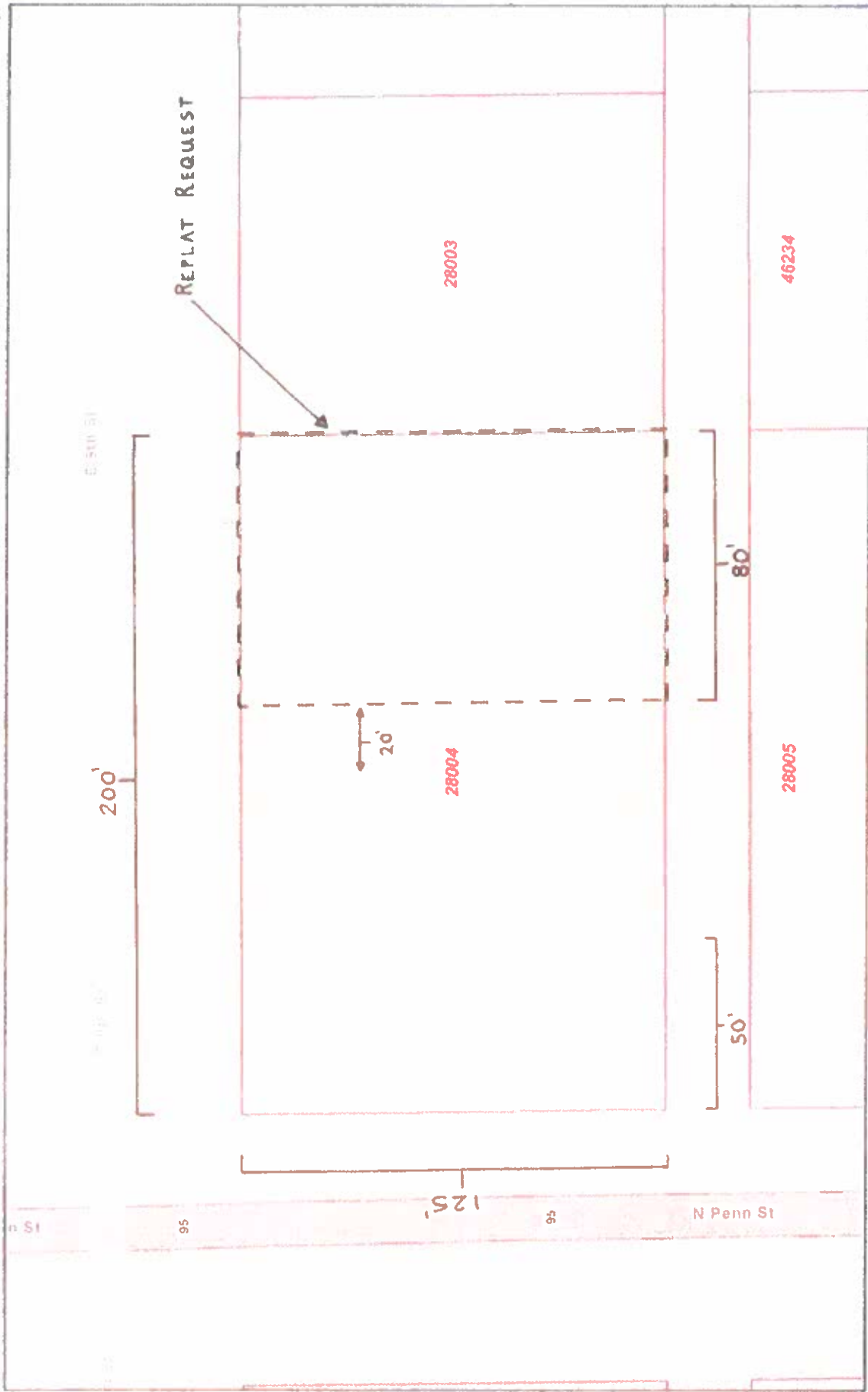


11/9/2023, 8:30:46 PM

 Parcels

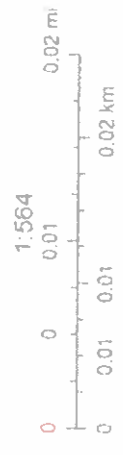
 Abstracts

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. Fayette County Appraisal District, BIS Consulting - www.bisconsulting.com



11/9/2023, 8:26:14 PM

- Parcels
- Abstracts



Esri, Community Maps, Contributor, Texas, Parks & Wildlife, ©
 OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, FourSquare
 Fayette County Appraisal District, BIS Consulting - www.bisconsulting.com

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: 28004 For Year



Buy Taxes

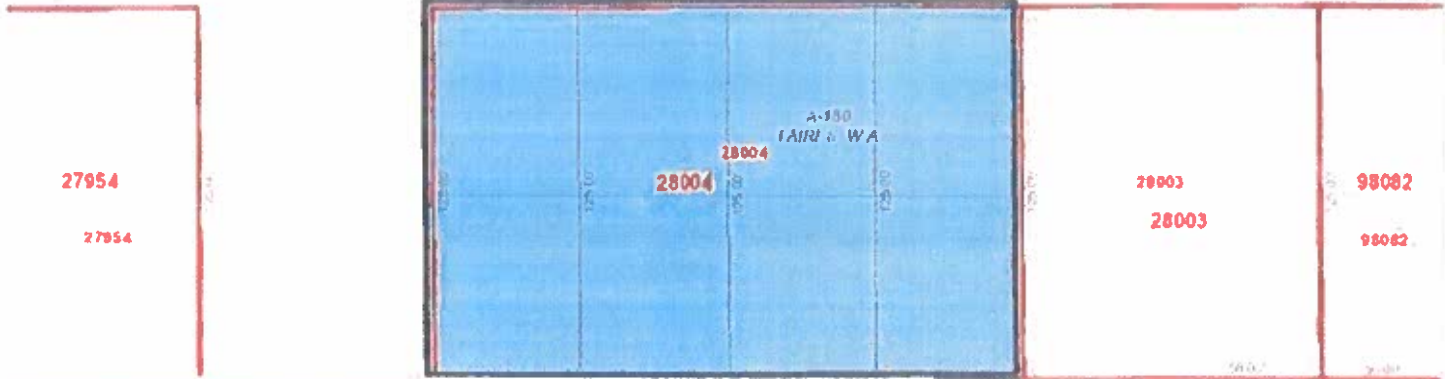
2013 Appraisal Order

View Map

Print

Map

DISCLAIMER



Property Details

Account		
Property ID	28004	Geographic ID 22-0077-0030000-030
Type	Res	Zoning
Property Use		Condo
Location		
Situs Address	318 N PENN FLATONIA TX 78941	
Map ID		Mapsco
Legal Description	CITY OF FLATONIA (400), LOT 5-8 BLK 33 5730 125 X 200 ± 25 000 SFT HSE GAR	
Abstract/Subdivision	S22000 - CITY OF FLATONIA (400)	
Neighborhood	CFL	
Owner		
Owner ID	174106	
Name	QUINTERO GABRIEL & ROSA	
Agent		
Mailing Address	P O BOX 201 WAELDER TX 78059	
% Ownership	100.0%	
Exemptions	MS - Homestead For privacy reasons not all exemptions are shown online	

Property Values

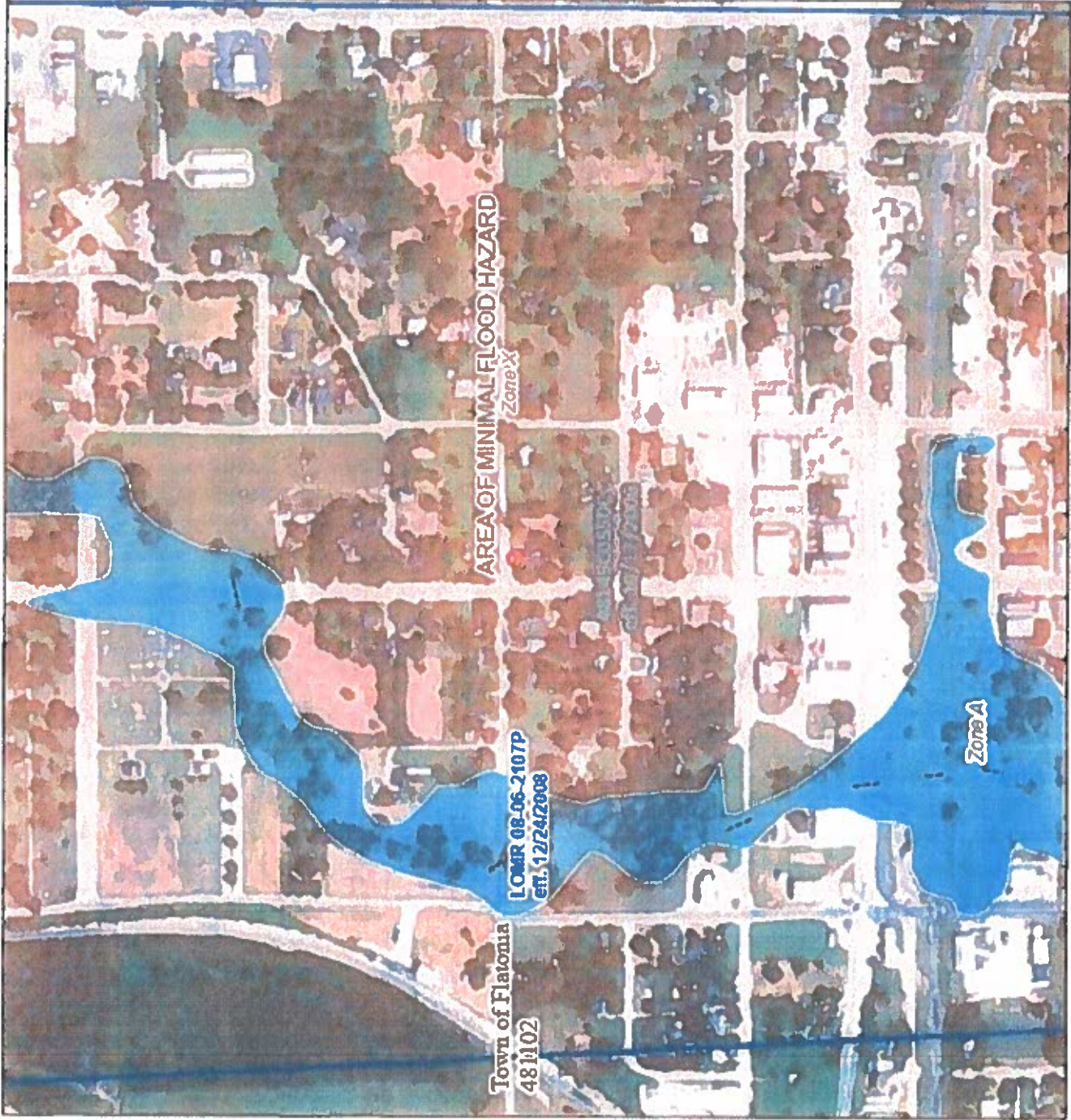
Improvement Homesite Value	\$212,450 (+)
Improvement Non Homesite Value	\$0 (+)
Land Homesite Value	\$53,750 (+)
Land Non Homesite Value	\$0 (+)
Agricultural Market Valuation	\$0 (+)
Market Value	
Market Value	\$266,200 (+)
Agricultural Value Loss	\$0 (-)
Appraised Value	
Appraised Value	\$266,200 (+)
Homestead Cap Loss	\$81,433 (-)
Assessed Value	
Assessed Value	\$184,767
Ag Use Value	\$0

Map data provided for informational purposes only. Information provided for informational purposes only.

National Flood Hazard Layer FIRMette



97°6'48"W 29°41'41"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/12/2023 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

316 N Penn

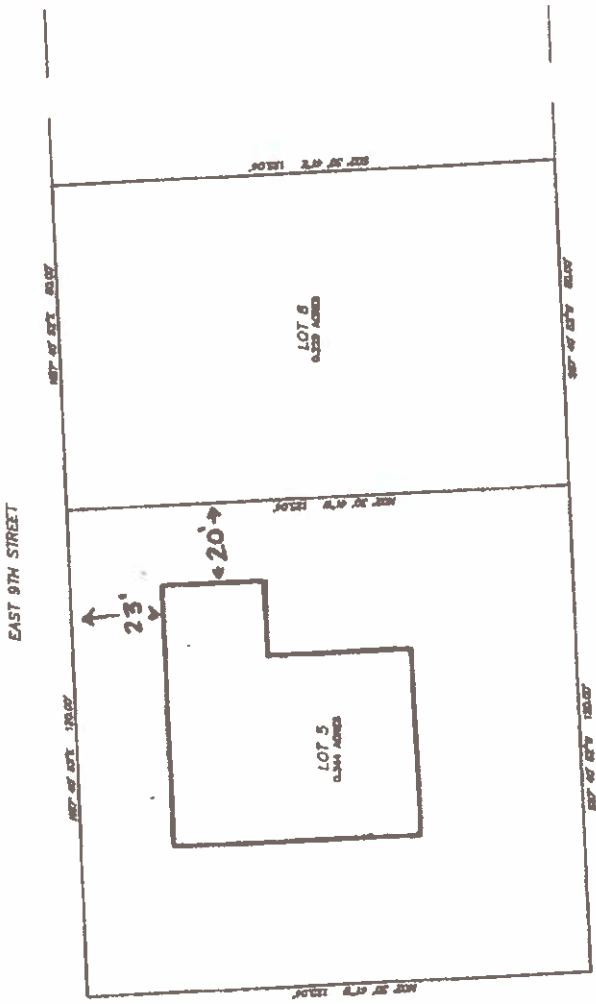
REPLAT OF LOTS 5,6,7 AND 8, BLOCK 33, CITY OF FLATONIA

- IRON NAIL FOUND
- CALL IRON NAIL
- SECTION PER PLAT
- PUBLIC UTILITY EASEMENT
- IRON NAIL FOUND
- IRON NAIL FOUND
- IRON NAIL FOUND

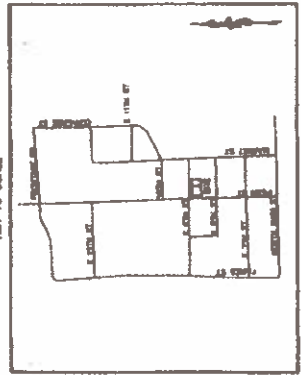
GRAPHIC SCALE



AND WE DO DEWOTE TO THE



LOCATION MAP NOT TO SCALE



STATE OF TEXAS
COUNTY OF TRAVIS
I, GEORGE E. LUCAS, LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AND ACCORDING TO THE ORIGINAL FIELD NOTES, COMPUTATIONS OF MEASUREMENTS, OR RECORDS IN MY OFFICE, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED AND USED BY ME OR MY PREDECESSORS.



TO CERTIFY WHICH, WITNESSED MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, 2003.

DATE
MARCH 1, 2004

DATE

GEORGE E. LUCAS
2500 STONEMOUNT PARK
NEW BRAUNFELS, TEXAS 78130
630-214-6108

CELCO SURVEYING
REG. # 10189976
GEORGE E. LUCAS, R.F.L.S. 4180
301 MAIN PLAZA, SUITE 387
NEW BRAUNFELS, TEXAS 78130
TEL: 630-214-6109
eddie@celcosurveying.com
www.celcosurveying.com

SHEET 1 OF 1

RECEIVED 3-4-24

prop_id	file_as_na	situs_num	situs_stre	situs_st_1	addr_line2	addr_city	addr_state	zip
27954	MURAS JEFFERY	103	W	9TH ST	P O BOX 411	FLATONIA	TX	78941
27982	FEATHERSTON CAROLYN D	305		PENN ST	305 N PENN AVE	FLATONIA	TX	78941
28002	JARAMILLO FERNANDO & JULIANA			CORNER OF MARKET & 8TH ST	P O BOX 956	FLATONIA	TX	78941
28003	BIEL JOAN	116	E	9TH STREET	P O BOX 452	FLATONIA	TX	78941
28004	QUINTERO GABRIEL & ROSA	316	N	PENN	P O BOX 261	WAEIDER	TX	78959
28005	TALPUR IMRAN & RAHINA	304	N	PENN ST	1217 N ST HWY 95	FLATONIA	TX	78941
28036	TORO DALMACIO	401		N PENN	P O BOX 414	MOULTON	TX	77975
28037	CORREA REGULO & MARIA	110	W	9TH ST	110 W 9TH STREET	FLATONIA	TX	79841
28044	PALOMERA ROBERTO JR	123	E	9TH ST	P O BOX 431	FLATONIA	TX	78941
28047	KUBICEK LOGAN & SHELLY	402	N	PENN	402 N PENN	FLATONIA	TX	78941
46234	RAMIREZ CHRISTIAN & NIETO RACHEL	8TH		ST	P O BOX 597	WAEIDER	TX	78959
62075	WHALEY PAMELA	105	W	9TH ST	105 W NINTH ST	FLATONIA	TX	78941
98082	MIKULENKA ZACHARY & KELLAN	317		N MARKET ST	P O BOX 355	FLATONIA	TX	78941
98084	AGUILLON JOSE & LAURA			EAST 9TH ST	P O BOX 836	FLATONIA	TX	78941

March 12, 2024

**Notice to Landowners
Replat Application**

An application has been filed by Gabriel Quintero with the City of Flatonia requesting approval of a replat at PID #28004 located at 316 N. Penn, Flatonia, Texas 78941. The request is to divide the property into two lots.

The City Council will hold a public hearing on Tuesday, March 26, 2024, 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 on this matter may be expressed in writing or in person at the hearing. The reply form included in 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 Replat Application, please contact City Manager Sonya Bishop at manager@ci.flatonia.tx.us or 361-865-3548.

