

Flatonia Planning & Zoning Commission
Regular Meeting Minutes
December 4, 2023 at 6:00 p.m.

Present:

Len Waska, Chairman
Robert Cunningham, Vice Chair
William Richter
Joe Breads
Sheila Novak
Susan Steinhauser
Sonya Bishop, City Manager
Jacqueline Ott, City Secretary
Barbara Boulware-Wells, City Attorney

Absent

Lisa Kirtley

Opening Agenda

Call to Order The meeting was called to order by Chair Waska at 6:00 p.m.

Public Hearing

PH12.2023.1

Public Hearing on request from Linda Wiley for a replat on the property located at 714 South Faires Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #110024. The request is to divide the property into two lots. A neighboring property owner stated she was in favor of the replat. The commission verified the property is zoned as R-1, and a single-family home will be built on the new lot. City Manager Bishop verified the new lots meet all setback requirements.

PH12.2023.2

Public Hearing on request from Stephen Reddish for a replat on the property located at 734 South Market Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #27486. The request is to divide the property into two lots. City Secretary Ott informed the commission that three (3) negative responses were received by mail.

PH12.2023.3

Public Hearing on request from Stephen Reddish for a replat on the property located at 115 South Mesquite Street, Flatonia, Texas 78941. The property is identified with the Fayette County Appraisal District as PID #27771. The request is to divide the property into two lots. City Secretary Ott informed the commission that one (1) negative response was received by mail. Permits Clerk Jennifer Schaffner expressed concern over the lot meeting lot measurement minimums once divided. The property depth is 12.60 feet less than what the current ordinance requires.

Presentation Agenda

P1.

City Attorney Boulware-Wells spoke to the commission regarding policy and procedure. She stated variances are only meant to be seen by the City Council based on the current ordinances. The commission will be tasked with updating zoning and subdivision ordinances based on changes in the legislation. Vice Chair Cunningham expressed concerns about approving replat requests that meet all ordinance criteria but may potentially flood surrounding properties. City Attorney Boulware-Wells emphasized the

need for engineer approval on elevation plans for newly built homes that show a drainage report, as required in the Subdivision Regulations under Section 13.

Consent Agenda

C1. Committee member Richter moved to approve the meeting minutes from October 17, 2023. Committee member Novak seconded the motion. None opposed. Motion carried unanimously.

Deliberation Agenda


DA12.1.2023.1 Committee member Steinhauser moved to recommend to the City Council to approve the request from Linda Wiley for a replat on the property located at 714 South Faires Street, Flatonia, Texas 78941. Vice Chair Cunningham seconded the motion. Committee member Novak abstained from the vote. None opposed. Motion carried with four (4) yays.

DA12.1.2023.2 Vice chair Cunningham expressed concern about dividing the large lots in this neighborhood and taking away from the original neighborhood footprint. City Attorney Boulware-Wells reminded the commission that the replat meets the minimum requirements in the existing ordinance, therefore, there is no legal reason to deny the request. Committee member Steinhauser moved to recommend to the City Council to approve the request from Stephen Reddish for a replat on the property located at 734 South Market Street, Flatonia, Texas 78941. Committee member Breads seconded the motion. Vice Chair Cunningham abstained from the vote. Committee member Novak opposed. Motion carried with three (3) yays.

DA12.1.2023.3 Committee member Steinhauser questioned the minimum lot requirements. City Manager Bishop clarified the replat would not meet the ordinance requirements. Committee member Steinhauser motioned to deny the replat request. Vice chair Cunningham seconded the motion. Committee member Breads abstained from the vote. None opposed. City Manager Bishop suggested Mr. Reddish request a variance from City Council for the setback requirements

Adjournment: Committee member Novak motioned to adjourn the meeting. None opposed. Motion carried unanimously. The meeting was adjourned at 6:59 p.m.

Respectfully Submitted,



Len Waska
Chairman





Jacqueline Ott
City Secretary