

**Flatonia Planning & Zoning Commission  
Regular Meeting Minutes  
November 4, 2025, at 6:00 p.m.**

**Present**

Chairman Susan Steinhauser  
Commissioners Robert Cunningham  
Sheila Novak  
William Richter  
Joe Breads  
City Manager Ray Miller

**Absent**

Commissioner Len Waska  
Vice Chair Lisa Kirtley

**Opening Agenda**

Chairman Steinhauser called the meeting to order at 6:00 p.m.

**Invocation and Pledge of Allegiance to the Flags of the United States and the State of Texas**

Chairman Steinhauser led the invocation and pledges.

**Consent Agenda**

1. Commissioner Cunningham moved, with a second from Commissioner Novak, to approve the August 4, 2025, meeting minutes. The vote was unanimous. Motion passed.


**Discussion Agenda**

1. The commission discussed various aspects of the Zoning Ordinance 14A. City Manager Miller proposed amending the definitions in the ordinance, bringing variance applications in front of the Planning & Zoning Commission, and making changes to the fence setback requirements for corner lots.
2. The commission discussed a possible drainage ordinance based on the results of the drainage study conducted by Strand & Associates engineering firm.

**Adjournment**

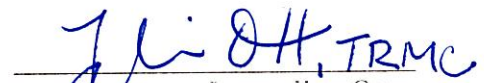
Chairman Steinhauser adjourned the meeting at 6:32 p.m.

**Signed**

  
Susan Steinhauser  
Chairman



**Attest**

  
Jacqueline Ott  
City Secretary