

**Minutes  
City of Flatonia  
Planning & Zoning Commission  
Regular Meeting  
May 5, 2008**

**Present:**

**Members**

Bill Hassell  
Steve Morrill  
Angeline Boehnke  
Kirby Farek

**City Personnel**

Gregory Robinson – Code Enforcement Officer  
Melissa Brunner – City Secretary

**Zoning Task Force**

Bryan Milson  
Kathy Hairgrove

**Public Hearing**

PH5-2008.1 Establish Public Use Districts (P). These districts would be composed of areas owned by the city, school districts, churches, county, or state (ie. City Hall, fire station, school buildings, storage sites, cemeteries). This does not include railroad right of ways.

There were no citizens who wished to comment. Bryan Milson of the Zoning Task Force explained the change from open space to public space.

PH5-2008.2 Rezone the following properties: Addresses on E South Main: 105, 125 (Post Office, City Hall). Addresses on Market St.: 105 (includes Police Station, City Warehouse, open storage area. These properties are currently zoned as Open Space (OS). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.3 Rezone the following properties: Addresses on E IH 10 Frontage Rd: 10 (Fayette County Recycle Center), 345 (wastewater treatment plant). These properties are currently zoned as Highway Commercial (HC). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.4 Rezone the following properties: PID 25446 (former W Johnson property, excluding .4 acre home site at 1011 E.US Hwy 90), PID 51742 (City Cemetery new), PID 49373 (Oak Hill Cemetery), PID 49653 (Rest Haven Cemetery, PID 49325 Sacred Heart Catholic Cemetery, PID 52796 (Diocese of Victoria), PID 55499 (Tennis Courts), PID 48776 (Flatonia ISD), PID 52546 (Flatonia ISD), PID 27551 (Flatonia ISD), Addresses on S Faires: 502, 506, 516 (Sacred Heart Catholic Church. Addresses on N Market St.: 213 (Fayette County EMS), 216 (Fayette County Prct. 3 Warehouse). These properties are currently zoned as Low Density Residential (R-1). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.5 Rezone the following properties: 216 W North Main, (Fire Station), 225 E Sixth St (Flatonia Baptist Church). These properties are currently zoned as Central Business District (CBD). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.6 Rezone the following properties: 505 E Twelfth St. (St. Paul's AME Church), 403 E North Main (Methodist Church). These properties are currently zoned as General Commercial (GC). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.7 Rezone the following properties: 715 Martin Luther King St. (New Union Baptist church). This property is currently zoned as Medium Density Residential (R-2). The consideration is for these properties to be rezoned as Public Use (P).

There were no citizens who wished to comment.

PH5-2008.8 Rezone the following properties: 435 E Fourth St. PID 27955 & 49255, 702 E South Main. Addresses on Hudson St.: 203, 215, 217. PID 27913(entire block between Eighth St, Ninth St, Hudson St, Faires St). These properties are currently zoned Open Space (OS). The consideration is for these properties to be rezoned as Low Density Residential (R-1).

There were no citizens who wished to comment.

PH5-2008.9 Rezone the following properties: PID 28024 (entire block between First St, Second St, Colorado St., Tom Green St), PID 28042 (northeast corner Faires St. & Ninth St). These properties are currently zoned Open Space

(OS). The consideration is for these properties to be rezoned as High Density Residential (R-3).

There were no citizens who wished to comment.

### **Deliberation Agenda**

- 5-2008.1 Steve Morrill motioned to approve the minutes of the April 7, 2008 Flatonia Planning and Zoning Meeting. Angeline Boehnke seconded the motion. None opposed. Motion carried.
- 5-2008.2 Steve Morrill motioned to recommend to the Flatonia City Council to establish Public Use Districts (P) which would be composed of areas owned by the city, school districts, churches, county, or state (ie. City Hall, fire station, school buildings, storage sites, cemeteries. This does not include railroad right of ways.) Sheila Novak seconded the motion. None opposed. Motion carried.
- 5-2008.3 Steve Morrill motioned to recommend to the Flatonia City Council that the following properties: addresses on E South Main: 105, 125 (Post Office, City Hall), addresses on Market St.: 105 (includes Police Station, City Warehouse, open storage area be rezoned from Open Space (OS) to Public Use (P). Angeline Boehnke seconded the motion. None opposed. Motion carried.
- 5-2008.4 Sheila Novak motioned to recommend to the Flatonia City Council that 345 E IH 10 Frontage Rd (wastewater treatment plant) be rezoned from Highway Commercial (HC) to Public Use (P). Steve Morrill seconded the motion. None opposed. Motion carried.
- 5-2008.5 Angeline Boehnke motioned to recommend to the Flatonia City Council that the following properties: PID 25446 (former W Johnson property, excluding .4 acre home site at 1011 E.US Hwy 90); PID 51742 (Oak Hill Cemetery South); PID 49373 (Oak Hill Cemetery); PID 49653 (Rest Haven Cemetery); PID 49325 & 52796 (Sacred Heart Catholic Cemetery); PID 55499, PID 48776, PID 52546 & PID 27551 (Flatonia ISD); Addresses on S Faires: 502, 506 & 516 (Sacred Heart Catholic Church); 213 N Market St. (Fayette County EMS) and 216 N Market St.(Fayette County Pct. 3 Warehouse) from Single Family Residential to Public Use (P). Bill Hassell seconded the motion. None opposed. Motion carried.
- 5-2008.6 Angeline Boehnke motioned to recommend to the Flatonia City Council that the following properties: 216 W North Main, (Fire Station), 225 E Sixth St (Flatonia Baptist Church) be rezoned from Central Business District (CBD) to Public Use (P). Steve Morrill seconded the motion. None opposed. Motion carried.
- 5-2008.7 Steve Morrill motioned to recommend to the Flatonia City Council that the following properties: 505 E Twelfth St. (St. Paul's AME Church), 403 E North Main (Methodist Church) be rezoned from General Commercial (GC) to Public Use (P). Sheila Novak seconded the motion. None opposed. Motion carried.

- 5-2008.8 Angeline Boehnke motioned to recommend to the Flatonia City Council that 715 Martin Luther King St. (New Union Baptist church) be rezoned from Medium Density Residential (R-2) to Public Use (P). Steve Morrill seconded the motion. None opposed. Motion carried.
- 5-2008.9 Steve Morrill motioned to recommend to the Flatonia City Council that the following properties: 435 E Fourth St. PID 27955 & 49255, 702 E South Main. Addresses on Hudson St.: 203, 215, 217. PID 27913 (entire block between Eighth St, Ninth St, Hudson St, Faires St) be rezoned from Open Space (OS) to Single Family Residential (R-1). Sheila Novak seconded the motion. None opposed. Motion carried.
- 5-2008.10 Angeline Boehnke motioned to recommend to the Flatonia City Council that the following properties: PID 28024 (entire block between First St, Second St, Colorado St., Tom Green St), PID 28042 (northeast corner Faires St. & Ninth St) be rezoned from Open Space (OS) to High Density Residential (R-3). Sheila Novak seconded the motion. None opposed. Motion carried.

Meeting adjourned at 6:34 p.m.

**Signed**



**Joe Brown**  
Chair

**Attest**



**Melissa Brunner, TRMC**  
City Secretary