



**CITY OF FLATONIA
SPECIAL CITY COUNCIL MEETING
Council Chambers/City Hall
125 E. South Main, Flatonia, Texas 78941
December 19, 2023
City Council Meeting 5:00 pm
AGENDA**

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Executive Session

ES12.3.2023.1

Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Professional Rules of Disciplinary Conduct to consult with legal counsel regarding:

- a. Replat application of Stephen Reddish.

Reconvene from executive session and take any action necessary.

Deliberation Agenda

DA12.3.2023.1

Consider and take appropriate action to approve the Planning & Zoning variance request from Stephen Reddish. The property is located at 734 South Market Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27486. 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 **December 15, 2023, 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

**City of Flatonia
City Council
Executive Session Certified Agenda
Date: _____**

A. *ANNOUNCEMENT BY MAYOR*

Pursuant to the Texas Open Meetings Law (V.T.C.A., Government Code, §551.001 *et seq.*), the Mayor now calls an Executive Session on the _____ day of _____, 20____, at _____ p.m. under the following authority:

1. Section 551.0172 – Deliberation regarding pending or contemplated litigation and to seek the advice of the City Attorney concerning replat for Stephen Reddish.

B. *DISCUSSION ITEM*

The subject matter of the Executive Session is as follows:

1. Stephen Reddish replat at 734 South Market Street.

Record of further action taken:

- No action taken.
- Staff instructed to provide additional information to be presented at a subsequent executive session.
- Staff instructed to place item on open meeting agenda for final action.

C. *ANNOUNCEMENT BY MAYOR*

The City Council has completed the Executive Session at _____ p.m. on the _____ day of _____, _____.

D. *CERTIFICATION*

I hereby certify that this Agenda of an Executive Session of the Flatonia City Council is a true and correct record of the proceedings pursuant to those sections of the Texas Government Code under which a description of the discussion is provided above.

WITNESS my hand this _____ day of _____, 20_____.

SIGNED:

ATTEST:

Dennis Geesaman
Mayor

Sonya Bishop
City Manager

CITY OF FLATONIA

Agenda Summary Form

Agenda # DA12.3.2023.1	Title: Consider and take appropriate action to approve the 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.
Summary: A property replat request.	
Option(s): <input type="checkbox"/> I move to approve the 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. <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

734 S. Market

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

Replat Application

Applicant: STEPHEN REDDISH
I am the: Property owner Developer Agent Engineer Surveyor

Property owner: STEPHEN REDDISH
Mailing address: P.O. Box 859
Email: Stephenjst222@gmail.com Phone: 832-232-3069

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

Engineer or Surveyor: BEFCO
Mailing address: _____
Email: _____ Phone: 974-468-8974
Contact person: KEVIN VON MINDEN

PID: 274816 Current Zone: _____ Current land use: RESIDENTIAL
Proposed land use: RESIDENTIAL
Is zoning change required: _____ Number of lots existing: 1 Number of lots proposed: 2
Legal description of lot: _____

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.)
1. STEPHEN REDDISH
2. _____

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

- 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.

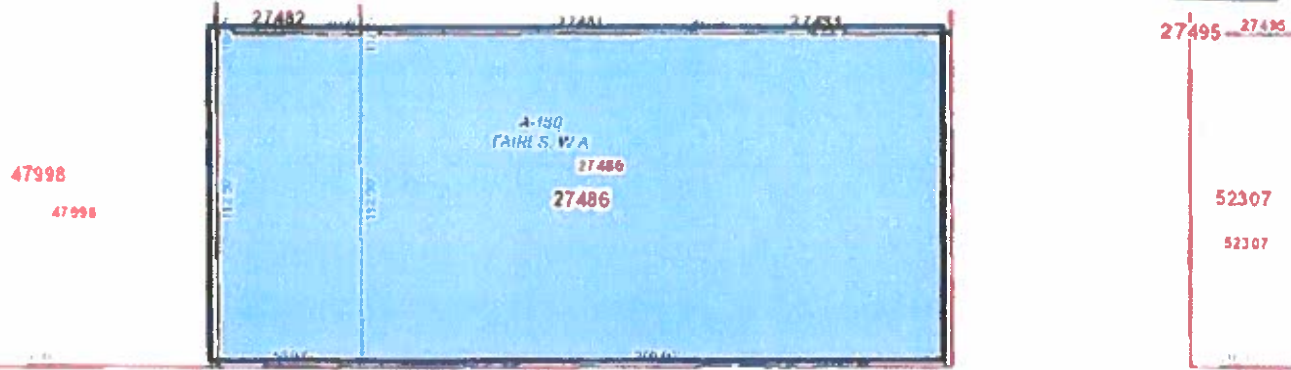
Owner/Agent Signature Stephen Reddish
Printed name STEPHEN REDDISH Date 11/06/23

Property ID: 27486 For Year 2023

2023 Property Taxes View Map Print

Map

DISCLAIMER



Property Details

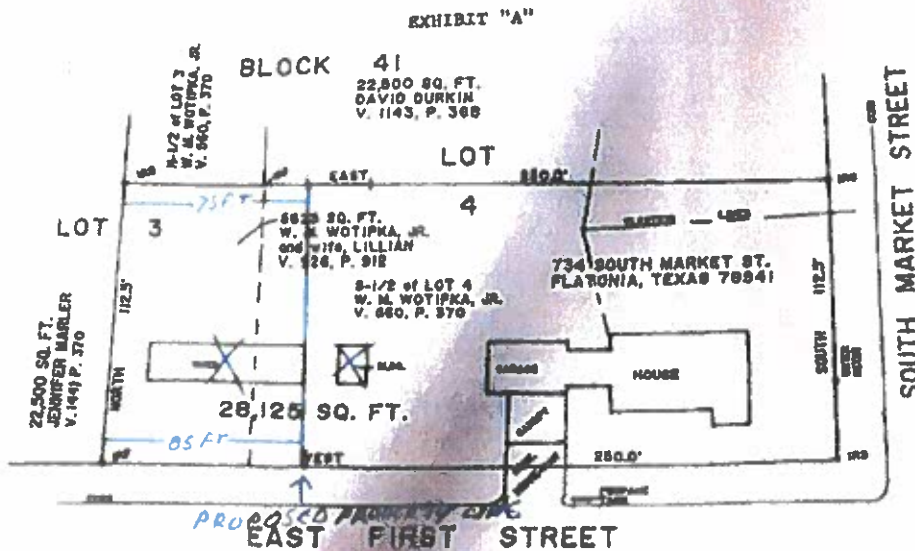
Account		
Property ID	27486	Geographic ID 22 0012-00 0000-030
Type	Res	Zoning
Property Use		Condo
Location		
Site Address	734 S MARKET FLATONIA TX 78941	
Map ID	Mapsc0	
Legal Description	CITY OF FLATONIA 400 LOT FRC 3 4 B 41 645 HSE & GAR & C/PORTR STGS	
Abstract/Subdivision	S22031 - CITY OF FLATONIA A 400	
Neighborhood	CFL	
Owner		
Owner ID	161759	
Name	REDDISH STEPHEN & RANEEZ MIRANDA	
Agent		
Mailing Address	P O BOX 539 FLATONIA TX 789410555	
% Ownership	100.0%	
Exemptions	For privacy reasons not all exemptions are shown online	

Property Values

Improvement Homesite Value	\$402,110.00 +
Improvement Non-Homesite Value	\$0.00 +
Land Homesite Value	\$50,910.00 +
Land Non-Homesite Value	\$0.00 +
Agricultural Market Valuation	\$0.00 +
Market Value	
Market Value	\$453,020.00 =
Agricultural Value Loss	\$0.00
Appraised Value	
Appraised Value	\$453,020.00 =
Homestead Cap Loss	\$0.00
Assessed Value	
Assessed Value	\$453,020.00
Ag Use Value	\$0.00

VALUES DISPLAYED REFLECT 2023 CURRENT VALUES

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purposes and/or documents. Please contact the Appraisal District to verify all information for accuracy.



SUBJECT TO:
FAYETTE CO. GROUNDWATER
DISTRICT
V. 1260, P. 142 and V. 1384, P. 483

7345 MARKET ST
PID# 27486

28,125 SQUARE FEET, BEING
A PART OF BLOCK NO. FORTY-ONE
(41) of the CITY of FLATONIA, according
to the PLAT of RECORD in Volume 1,
Page 292 of the Deed Records of
FAYETTE COUNTY, TEXAS, SCALE: 1"=40'
IRF = IRON ROD FOUND
IRS = IRON ROD SET

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this
day made on the ground of the property legally described hereon
and is correct, and that there are no discrepancies, conflicts,
shortages in area, boundary line conflicts, encroachments, over-
lapping of improvements, easements, or rights of way, except
as shown hereon, and that said property has access to and from
a dedicated roadway.

Tim W. Muras
Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Columbiana, Texas
June 11, 2009





Properties that are within the city limits of Flatonia and within 200' of the Property ID 27486, 734 S Market St

2022 Pictometry

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 expressly disclaims accountability for any errors or omissions. Represented boundaries are approximate and should not be used for exact measurement or legal documentation.

prop_id	file_as_na	situs_num	situs_stre	situs_st_1	addr_line2	addr_city	addr_state	zip
27433	OLIVARES JAVIER & RACHEL	804	S	MARKET	P O BOX 1036	FLATONIA	TX	78941
27439	CUNNINGHAM FAMILY LIVING TRUST	811	S	MARKET	P O BOX 454	FLATONIA	TX	78941
27444	TUPA FRANKIE J & CAROL	803	S	MARKET	BOX 533	FLATONIA	TX	78941
27481	DURKIN DAVID	728	S	MARKET	P O BOX 52	FLATONIA	TX	78941
27482	WEISS ALAN	703	S	PENN	P O BOX 2448	HENDERSON	TX	75653
27485	CASTANEDA ALEX & AMANDA	716	S	MARKET	P O BOX 1113	FLATONIA	TX	78941
27495	CARRALES JUAN & KACI	729	S	MARKET	729 S MARKET ST	FLATONIA	TX	78941
47998	STAVINOHAN DEAN & JYL	103		E 1ST	P O BOX 334	FLATONIA	TX	78941
52307	SEARS VIRGINIA	733	S	MARKET	P O BOX 1073	FLATONIA	TX	78941
53604	SYLER ROBERT H EST & LAVERNE	812	S	MARKET ST	P O BOX 824	FLATONIA	TX	78941
53605	BRUNS SHAWN & SHAWNA	104		E 1ST ST	P O BOX 705	FLATONIA	TX	78941

at 3:30 PM
Nov 27

Reply Form

To be on record, this form may be filled out and mailed to

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

REPLY

Name: Dean and Jyl Stavinoha
Address: 163 East 1st St.
Flatonia, Texas 78941
Phone: 361-795-6264 (Jyl)

- In Favor
- Opposed

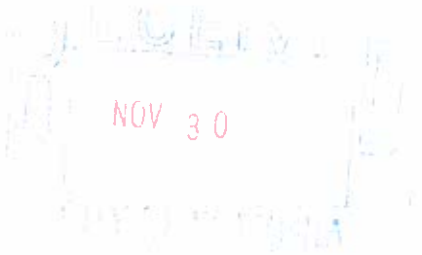
Reasons and or Comments

it is felt that the update of the PID # 27456
would be an invasion of privacy and create
unnecessary issues

The open plan of any neighborhood would
never be developed as to
serve the community but of our small
town atmosphere in Flatonia

- I do plan to speak at the public hearing on December 4, 2023.
- I do not plan to speak at the public hearing on December 4, 2023

Signature: Jyl Stavinoha
Dean



Reply Form

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

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

REPLY

Name: ALAN WEISS
Address: P.O. Box 414
703 S. PENN. AVE
Phone: FLATONIA, TEXAS

- In Favor
- Opposed

Reasons and or Comments

- I do plan to speak at the public hearing on December 4, 2023.
- I do not plan to speak at the public hearing on December 4, 2023.

Signature: Alan Weiss

Reply Form

To be on record, this form may be filled out and mailed to

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

REPLY

Name: _____
Address: _____
Phone: _____

- In Favor
- Opposed

Reasons and/or Comments:

- I do plan to speak at the public hearing on December 4, 2023
- I do not plan to speak at the public hearing on December 4, 2023

Signature: _____

Reply Form

To be on record this form may be filled out and mailed to

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

REPLY

Name: Amanda Gastoneda
Address: 716 S Market St
Flatonia TX 78941
Phone: 713-962-3019

- In Favor
- Opposed

Reasons and or Comments:

- I do plan to speak at the public hearing on December 4, 2023.
- I do not plan to speak at the public hearing on December 4, 2023

Signature: Amanda