

Agenda

**July 7, 2014
6:00 p.m.**

**City of Flatonia
Planning and Zoning Commission
Council Chambers/City Hall
125 E. South Main, Flatonia, Texas**

Call to order

Public Hearing

- PH7-2014.1 Public hearing on the request from L & G Land & Cattle Company that the property identified by PID 28080, 12th & Converse St., City, BLK 56, Lot 3-4 FRC of 2, commonly known as L & G Mobile Home Park be re-zoned. The property is currently zoned High Density Residential (R-3). The request is to rezone to Highway Commercial (HC).
- PH7-2014.2 Public Hearing on the request from Juan & Natalie Almanza that the property identified by PID 81408, GAR-ZAP BLK C, south side of E Seventh across from 609 E Seventh St, a .711 acre vacant lot be re-zoned. The property is currently zoned General Commercial with Residential 1 (GC3). The request is to rezone to Medium Density Residential (R-2). The rezone is required in order for installation of a manufactured home on the property.
- PH7-2014.3 Public Hearing on the request from Grunberg Properties for a Conditional Use Permit in order to install a car wash on the property PID 28098, 503 Martin Luther King Jr. Street. Included with this request is a variance to reduce the west side and south side structural & parking setback to zero (0) feet. The variance request has been submitted in order to install signage and accessory equipment.
- PH7-2014.4 Public Hearing on the request from Flatonia Independent School District for a variance to reduce the East School St. side building setback to zero (0) feet for the following property: PID 27551, the location of the existing Science Lab, known as the High School Building. This request has been submitted in order to construct a new Science Lab.

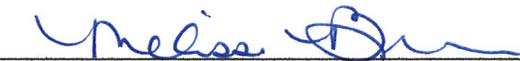
Deliberation Agenda

- 7-2014.1. Consider and take appropriate action on minutes from June 2, 2014 meeting.
- 7-2014.2. Consider and take appropriate action on recommendation to Council on the request from L&G Land and Cattle Company to rezone the property identified by PID 28080, 12th & Converse St., City, BLK 56, Lot 3-4 FRC of 2, commonly known as L & G Mobile Home Park from High Density Residential (R-3) to Highway Commercial (HC).
- 7-2014.3. Consider and take appropriate action on recommendation to Council on the request from Juan & Natalie Almanza to rezone the property identified by PID 81408, GAR-ZAP BLK C, south side of E Seventh across from 609 E Seventh St, from General Commercial with Residential 1 (GC3) to Medium Density Residential (R-2).

- 7-2014.4. Consider and take appropriate action on recommendation to Council on the request from Grunberg Properties for a Conditional Use Permit in order to install a car wash on the property PID 28098, 503 Martin Luther King Jr. Street.
- 7-2014.5. Consider and take appropriate action on recommendation to Council on the request from Grunberg Properties for a variance to reduce the west side and south side structural & parking setback to zero (0) feet on the property PID 28098, 503 Martin Luther King Jr. Street.
- 7-2014.6. Consider and take appropriate action on recommendation to Council on the request from Flatonia Independent School District for a variance to reduce the East School St. side building setback to zero (0) feet for the following property: PID 27551.
- 7-2014.7. Consider and take appropriate action on setting the setback and other requirements to be required for the Zoning classification Public Use.
- 7-2014.8. Consider and take appropriate action on recommendation to Council on the request from Flatonia United Methodist Church for a variance to reduce the east side building setback from ten (10) feet to zero (0) feet for the following property: PID 47886, 403 E North Main. This request has been submitted in order to construct an external stairs necessary for the safe use of the second story area.
- 7-2014.9. Consider and take appropriate action clarifying intent and wording of Flatonia Code of Ordinances, Chapter 14, Exhibit A, Article III, Section 9.6, General Commercial with Residential in regards to the setback requirements for property zoned as such.

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: **July 3, 2014 by 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Melissa Brunner, TRMC, CMC, 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.