

Agenda

**August 6, 2012
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

- PH8-2012.1 Public Hearing on request from Flatonia National Bank for a variance to reduce the Seventh Street side yard setback from twenty-five (25) feet to ten (10) feet for the following property: 114 N La Grange St., PID 27847, Freytag Addn., BLK VI, fraction LOT 2. This is the location of the current Flatonia National Bank modular banking facility. This request has been submitted in order to commence construction of a new permanent banking structure.
- PH8-2012.2 Public Hearing on request from Debbie and Ronnie Gregory for a review of the zoning requirements, including but not limited to building and parking setbacks, and possible variances necessary to develop properties they are considering purchasing. PID 27913, City of Flatonia, BLK 5, Lot 1-20 (area bordered by W 9th, N Hudson, W 8th Right Of Way, and N Faires) and PID 54443, City of Flatonia, BLK 6, Lot FRC 8, 9-18 (the western 2/3 area bordered by W 8th Right Of Way, N Hudson, alley Right Of Way, and N Faires). The proposed development would include multiple (12 to 20) small site-built single family dwellings in a subdivision like setting.
- PH8-2012.3 Public Hearing on request from David and Judy Vire for a rezone, clarification of allowed uses in the GC3 District, and if necessary a text amendment allowing mini-warehousing in the GC3 District. PID 28086, Baca Addn. BLK 2, a 1.98 acre area on 12th St. west of the Dairy Queen and Prosperity Bank ATM. The property is currently zoned High Density Residential (R-3). The request is to rezone to General Commercial with Residential 1 (GC3). Approval of such actions would allow construction of a mini-warehousing facility at that location.

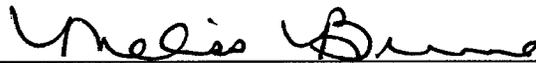
Deliberation Agenda

- 8-2012.1. Consider and take appropriate action on minutes from May 7, 2012 meeting.
- 8-2012.2. Consider and take appropriate action on request from Flatonia National Bank for a variance to the street side yard setbacks to 10 feet for the permanent building.
- 8-2012.3. Consider and take appropriate action on request from Debbie and Ronnie Gregory for a variance to allow for the reduction front and side yard building and parking setbacks to 0".

- 8-2012.4. Consider and take appropriate action on request from Debbie and Ronnie Gregory for a variance to reduce the required street frontage to 25 feet and reduce minimum lot area for each cottage to 2500 sq feet.
- 8-2012.5. Consider and take appropriate action on request by Ronnie and Debbie Gregory to close the undeveloped 8th Street Right of way between N. Hudson and N. Faires and the alleyway running east and west between N. Hudson St. and N. Faires St.
- 8-2012.6. Consider and take appropriate action on setting the allowed uses in the General Commercial 3 District to recommend to City Council.
- 8-2012.7. Consider and take appropriate action request from David and Judy Vire to rezone the property identified by PID 28086 from R-3 (Residential 3) to GC3 (General Commercial 3).

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: **August 3, 2012 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.