

**Minutes  
City of Flatonia  
Planning & Zoning Commission  
Regular Meeting  
June 1, 2009**

**Present:**

**Members**

Joe Brown  
Bryan Milson  
Steve Morrill  
Angeline Boehnke  
Kirby Farek  
Sheila Novak

**City Personnel**

Gregory Robinson – Code Enforcement Officer  
Kenneth Knight – City Manager

**Public Hearing opened at 6:00 p.m.**

PH6-2009.1 Public hearing on request from **Juan and Juana Valdez** for a variance to the minimum area requirement for a manufactured home park. The approval of such variance would allow them to request annexation of the portion of their property 1.93 acres, BLK K Gar-Zap, located between Hackberry Street, Interstate 10 Right of Way, Walnut Street, and Collins Street, abutting the north boundary of the City of Flatonia in to the city limits as High Density Residential (R-3).

Addie Willis spoke in opposition to this variance and voiced a concern about an easement in the area. Mr. Knight stated that there was not an easement issue involved with this request.

Martha Paige spoke in opposition to this request.

PH6-2009.2 Public hearing on request from **Juan and Juana Valdez** for the rezoning of a portion of their property 1.93 acres, BLK K Gar-Zap, located between Hackberry Street, Interstate 10 Right of Way, Walnut Street, and Collins Street specifically 629 and 711 Collins Street. The property is currently zoned Medium Density Residential (R2). The request is for the property to be rezoned as High Density Residential (R3).

Addie Willis stated that she did not want a zoning change in this area.

PH6-2009.3 Public hearing on request from **H. F. Benedict** for the Zoning Ordinance to be amended to include efficiency, studio, or bachelor style apartment as a Conditional Use in the Low Density Residential District.

There were no comments from the public on this item.

PH6-2009.4 Public hearing on request from **H. F. Benedict** for a conditional use permit for efficiency apartment on the property PID 27654 he owns located at 120 W 5<sup>th</sup> Street.

There were no comments from the public on this item.

### **Deliberation Agenda**

6-2009.1 Angeline Boehnke motioned to approve the minutes of the April 6, 2009 Flatonia Planning and Zoning Meeting. Bryan Milson seconded the motion. None opposed. Motion carried.

6-2009.2 Angeline Boehnke motioned to recommend to the Flatonia City Council that the request from Juan and Juana Valdez for a variance to the minimum area requirement for a manufactured home park be disapproved. Steve Morrill seconded the motion. None opposed. Motion carried.

6-2009.3 No action was taken on the request from Juan and Juana Valdez for the rezoning of a portion of their property, 1.93 acres in BLK K Gar-Zap, located between Hackberry Stree, Interstare 10 right of way, Walnut Street and Collins Street, specifically 629 and 711 Collins Street.

6-2009.4 Steve Morrill motioned to recommend to the Flatonia City Council that the request from H.F. Benedict for the Zoning Ordinance to be amended to include efficiency, studio or bachelor style apartment as a Conditional use in the Low Density Residential District be disapproved. Bryan Milson seconded the motion. None opposed. Motion carried.

6-2009.5 No action was taken on the request from H.F. Benedict for a conditional use permit for efficiency apartment on the property he owns located at 120 W. 5<sup>th</sup> Street.

Meeting adjourned at 6:46 p.m.

**Respectfully Submitted**



**Melissa Brunner, TRMC**  
City Secretary

**Signed**

**Joe Brown**  
Chair