

Notice of Flatonia City Council Special Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that a City Council Meeting will be held in the Flatonia Civic Center located at 208 E. North Main St., Flatonia, Texas, for the purpose of considering the following agenda items:

Special Meeting Agenda **Monday, April 28, 2025, at 6:30 p.m.**

Opening Agenda

Call to Order

Invocation & Pledge

Citizens Participation

Public Hearing

1. Public hearing on the replat request from Ben and Raul Duperrior for the property located at 513 South La Grange Street, Flatonia, Texas 78941. The request is to divide the property into two parcels.

Old Business

1. Consider and take appropriate action on conducting a drainage study in the area near 4th Street and Middle Street.
2. Consider and take appropriate action on contracting with Records Consultants, Inc. to organize old City records.

New Business

1. Consider and take appropriate action on the replat request from Ben and Raul Duperrior for the property located at 513 South La Grange Street, Flatonia, Texas 78941. The request is to divide the property into two parcels.
2. Consider and take appropriate action on Resolution 2025.4.2, a resolution amending the Fiscal Year 2025 budget.

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 **April 25, 2025, 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

**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:

Date and Time

Jacqueline Ott, City Secretary

CITY OF FLATONIA

Agenda Summary Form

City Council

Old Business Agenda # 1	Title: Consider and take appropriate action on conducting a drainage study in the area near 4 th Street and Middle Street.
Summary: The Council was presented with the proposal from Strand Associates, Inc. for discussion on April 8, but the Council requested a timeline for the project. The engineer responded and determined that the project can begin when a contract is signed and will take roughly four months to complete.	
Proposed Motion(s): ☐ I move to approve the proposal from Strand Associates, Inc. to conduct a drainage study. ☐ I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Sears: _____ Homan: _____ Kocian: _____ Cockrell: _____	
Mayor Pro Tem Eversole: _____ Mayor Seale: _____	



Outlook

Flatonia Drainage Study

From Janecka, Hollie <Hollie.Janecka@strand.com>

Date Tue 3/18/2025 10:50 AM

To Jackie Ott <CitySecretary@ci.flatonia.tx.us>

Good morning Jackie,

Below is the anticipated scope and proposed compensation for the drainage study as discussed.

1. Conduct a topographic survey of existing stormwater drainage infrastructure located at the intersection of East 4th Street and South Middle Street, the intersection of East 4th Street and School Street, and the existing drainage ditch between East 4th Street and East 6th Street. Limits of topographic survey to be approximately two-acres surrounding these areas, herein referred to as study area. Perform site visual review to evaluate existing site drainage patterns. Contact Texas 811 to locate buried utilities prior to the topographic survey. This task does not include conducting boundary and right-of-way surveys.
2. Obtain and review recent facility improvement construction drawings for the Flatonia Independent School District (ISD) provided by OWNER.
3. Develop an existing conditions drainage system map within the study area defining existing drainage infrastructure locations, materials, sizes, tributary watershed boundaries, drainage flow patterns, hydrologic soil group types, and land uses.
4. Develop a stormwater model of the existing drainage system in the study area to simulate existing drainage conditions for the 5-, 10-, 25-, 50- and 100-year return interval design storm events.
5. Develop a stormwater model of the study area that reflects drainage conditions prior to construction of recent Flatonia ISD facility improvement projects for a 5-, 10-, 25-, 50-, and 100-year return interval design storm event.
6. Compare the stormwater model results developed from Task 4 and 5 to determine potential increases in flooding depth and frequency within the study area.
7. Develop and evaluate up to three potential drainage improvements within the study area to address existing drainage system deficiencies. 5-, 10-, 25-, 50- and 100-year return interval design storm events will be evaluated.
8. Develop opinion of probable construction cost (OPCC) for up to three drainage improvement alternatives.
9. Prepare a Drainage Study Report that summarizes the results of Items Nos. 1 through 8. The report will include a general description of the scope of the project, schematic layouts, and conceptual design criteria with conceptual exhibits. Submit the draft report to OWNER.
10. Attend up to one meeting with OWNER.

We would provide these services for a lump sum of \$30,000. Please let me know if the City would like to move forward with a formal agreement.

Thank you,
Hollie



Hollie Janecka, P.E.

Strand Associates, Inc.® (F-8405)

979.836.7937 ext. 6230

hollie.janecka@strand.com | www.strand.com

P.E. (TX)

CITY OF FLATONIA

Agenda Summary Form

City Council

Old Business Agenda # 2	Title: Consider and take appropriate action on contracting with Records Consultants, Inc. to organize old City records.
Summary: The Council was presented with the proposal from RCI for discussion on March 11, 2025. The proposal was brought to a vote on April 8, but the Council requested a budget review to verify the funds are available for the project. The finance consultant did so and has determined that funds for the project will be available.	
Proposed Motion(s): ☐ I move to approve the proposed contract with Records Consultants, Inc. ☐ I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Sears: _____ Homan: _____ Kocian: _____ Cockrell: _____	
Mayor Pro Tem Eversole: _____ Mayor Seale: _____	

CITY OF FLATONIA

Agenda Summary Form

City Council

New Business Agenda # 1	Title: Consider and take appropriate action on the replat request from Ben and Raul Duperrior for the property located at 513 South La Grange Street, Flatonia, Texas 78941. The request is to divide the property into two parcels.
Summary: The property includes two homes. The property owners would like to divide the property into two parcels, each with one home. The division falls roughly three feet short of the required lot requirements.	
Proposed Motion(s): ☐ I move to approve the replat request from Ben and Raul Duperrior for 513 South La Grange Street. ☐ I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Sears: _____ Homan: _____ Kocian: _____ Cockrell: _____ Mayor Pro Tem Eversole: _____ Mayor Seale: _____	

513
LA garage 8

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

Replat Application

Applicant: Ben & Raul Duperroir

I am the: Property owner X Developer Agent Engineer Surveyor

Property owner: Ben & Raul Duperroir

Mailing address: 333 Old waelder RD Flatonia TX 78941

Email: ben.rudy.texas@gmail.com

Phone: 405-414-0843

Developer or Agent:

Mailing address:

Email:

Phone:

Contact person:

Engineer or Surveyor:

Mailing address:

Email:

Phone:

Contact person:

PID: 162705

Current Zone:

Current land use: Residential

Proposed land use: Residential

Is zoning change required: No

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. Ben Duperroir, 405-414-0843

Raul Duperroir, 512-560-9305

2.

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

Not Applicable

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

[Signature]

[Signature]

Printed name

Ben Duperroir

Raul Duperroir

Date March 27, 2025

Property Owner Authorization

Property Owner

Name: Ben & Raul Duperroir

Address: 333 Old Waeider RD Flatonia TX 78941

Phone: 405-414-0843

Email: ben.rudy.texas@gmail.com

Agent

Name: _____

Address: _____

Phone: _____

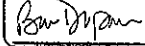
Email: _____

Property ID# 162705

PROPERTY OWNER AUTHORIZATION

I hereby certify that I am the owner of the subject property indicated above or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purpose of processing this application.

DocuSigned by:



Owner Signature

March 27, 2025

Date

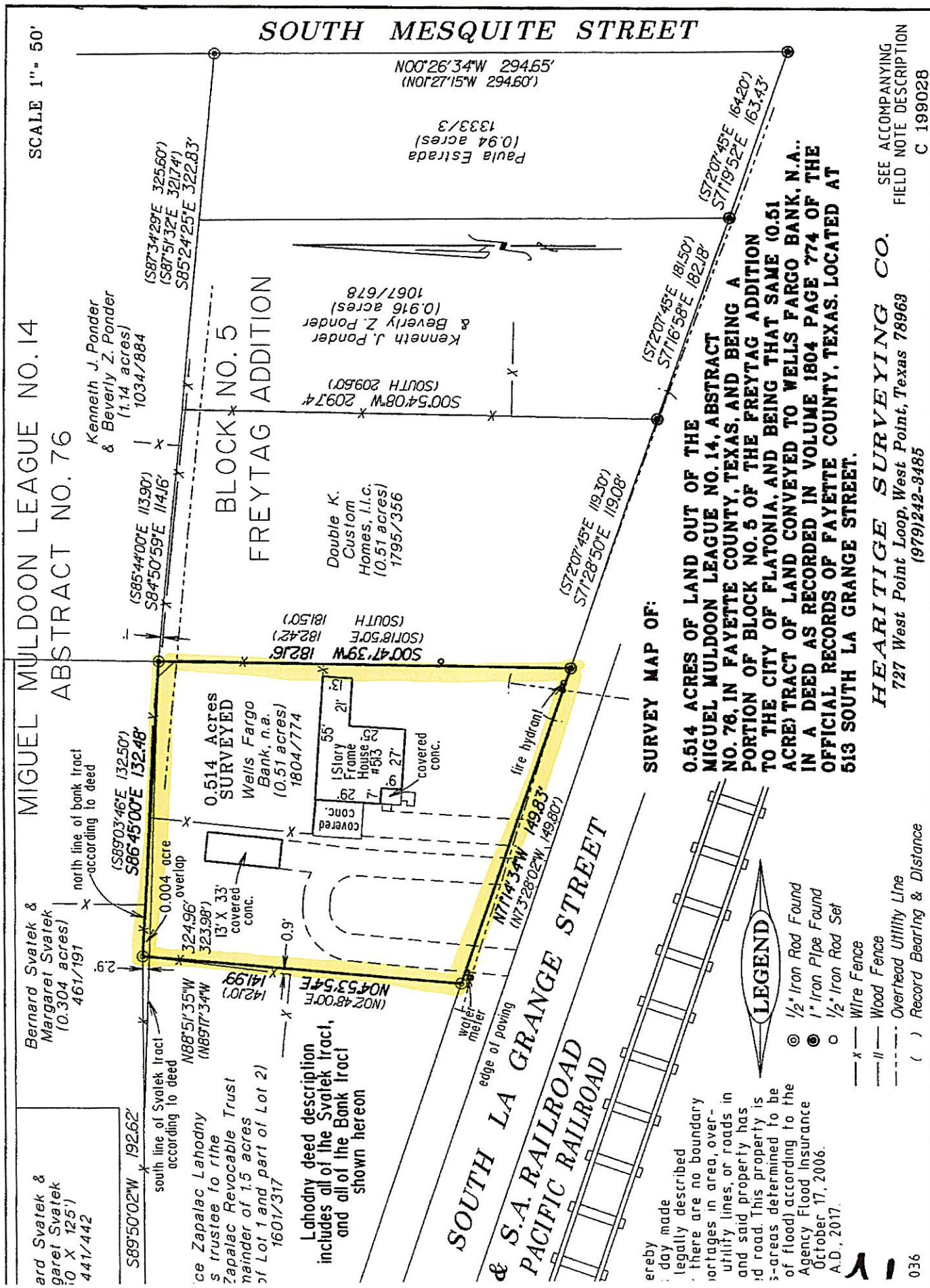
AUTHORIZED AGENT STATEMENT

I have reviewed the replat application instructions and hereby confirm this document meets all application requirements and related checklists demonstrating compliance with city codes and regulations.

Authorized Agent Signature

Date

Replat.ap-4.27.20



ard Svatek & Margaret Svatek (0.304 acres) 461/191
S89°50'02"W 192.62'
south line of Svatek tract according to deed
ice Zapalac Lahodny Trustee to rthe Zapalac Revocable Trust remainder of 1.5 acres of Lot 1 and part of Lot 2 1601/317
Bernard Svatek & Margaret Svatek (0.304 acres) 461/191
north line of bank tract according to deed
S89°03'46"E 132.50'
S86°45'00"E 132.48'
0.004-acre overlap
324.96'
323.98'
13' X 33' covered conc.
0.514 Acres SURVEYED Wells Fargo Bank, n.a. (0.51 acres) 1804/774
1-story Frame House #53 covered conc.
29' 7' 27' covered conc.
55' 21' covered conc.
Double K. Custom Homes, L.L.C. (0.51 acres) 1795/356
Kenneth J. Ponder & Beverly Z. Ponder (0.916 acres) 1067/678
Paula Estrada (0.94 acres) 1333/3
N00°26'34"W 294.65'
(N01°27'15"W 294.60')
S87°34'29"E 325.60'
(S87°51'32"E 321.74')
S85°24'25"E 322.83'
(S85°44'00"E 113.90')
S84°50'59"E 114.6'
(S7207'45"E 181.50')
S7116'58"E 182.18'
(S7207'45"E 164.20')
S7119'52"E 163.43'
S7207'45"E 119.30'
S7128'50"E 119.08'
N71°14'34"W 149.83'
(N73°28'02"W 149.80')
N02°48'00"E 142.10'
N04°53'54"E 141.99'
142.10'
141.99'
0.9'edge of paving
water meter
fire hydrant
LEGEND
⊙ 1/2" Iron Rod Found
⊙ 1" Iron Pipe Found
○ 1/2" Iron Rod Set
—x— Wire Fence
—||— Wood Fence
--- Overhead Utility Line
() Record Bearing & Distance
ereby
day made
legally described
there are no boundary
mortgages in area, over-
utility lines, or roads in
and said property has
road. This property is
s-areas determined to be
of flood) according to the
Agency Flood Insurance
October 17, 2006.
A.D., 2017.

MIGUEL MULDOON LEAGUE NO. 14
ABSTRACT NO. 76

SCALE 1" = 50'

SOUTH MESQUITE STREET

BLOCK NO. 5
FREYTAG ADDITION

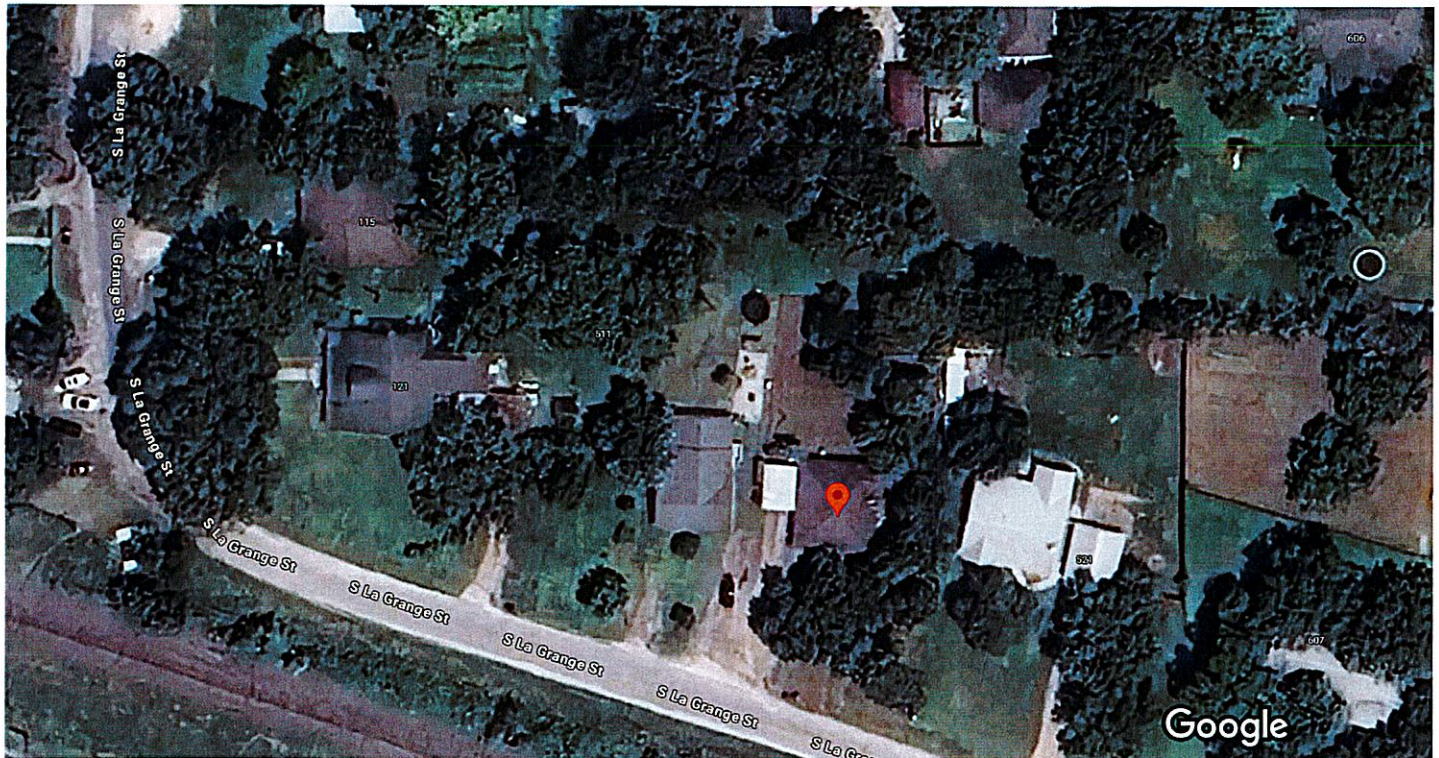
SURVEY MAP OF:

0.514 ACRES OF LAND OUT OF THE
MIGUEL MULDOON LEAGUE NO. 14, ABSTRACT
NO. 76, IN FAYETTE COUNTY, TEXAS, AND BEING A
PORTION OF BLOCK NO. 5 OF THE FREYTAG ADDITION
TO THE CITY OF FLATONIA, AND BEING THAT SAME (0.51
ACRE) TRACT OF LAND CONVEYED TO WELLS FARGO BANK, N.A.,
IN A DEED AS RECORDED IN VOLUME 1804 PAGE 774 OF THE
OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT
513 SOUTH LA GRANGE STREET.

SEE ACCOMPANYING
FIELD NOTE DESCRIPTION
C 199028

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979) 242-3485

036



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 Google 20 ft



513 S La Grange St

Building



Directions



Save



Nearby



Send to
phone



Share



513 S La Grange St, Flatonia, TX 78941

Memo

To: Paul Prause, Melanie Berger
From: Jackie Ott
Date: March 31, 2025
Subject: Public Notice in Argus

Please run the following notice in the April 2nd edition of the Argus. Please put the notice in the legal section of the paper.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of the City of Flatonia, Texas, at the Flatonia Public Library, 208 E. North Main Street, Flatonia, Texas, at 6:30 p.m. on Monday, April 28, 2025.

A formal request has been received by the City of Flatonia from:

Ben and Raul Duperrior for the property located at 513 S. La Grange Street, Flatonia, Texas 78941, PID 162705. The request is for a replat to divide the parcel into two lots.

The Flatonia City Council will hold a public hearing and make a decision on the request.

All interested citizens are invited to attend the meeting.



Properties that are within the
city limits of Flatonia and within 200'
of 513 S La Grange St - PID 27779

FCAD Parcels Mar 2025



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

2025 Eagleview Imagery



prop_id	file_as_na	situs_num	situs_stre	situs_st_1	situs_city	situs_stat	situs_zip	addr_line1	addr_line2	addr_line3	addr_city	addr_state	zip
27772	SVATEK BERNARD & MARGARET	115		S LA GRANGE	FLATONIA TX	78941			P O BOX 351		FLATONIA TX	78941	
27774	ELLIS BRANDON	103	S	LA GRANGE & N MAIN ST	FLATONIA TX	78941			103 S LA GRANGE ST		FLATONIA TX	78941	
27775	SWENNING CHRISTOPHER & LANEY TAYLOR	516		E NORTH MAIN ST	FLATONIA TX	78941			P O BOX 910		FLATONIA TX	78941	
27778	LAHODNY JAN & ZAPALAC JAN REVOCABLE TRUST	121		S LA GRANGE	FLATONIA TX	78941		TR FOR JUANITA ERVIN			FLATONIA TX	78941	
27779	DUPERROIR BEN & RAUL	511 & 513		S LA GRANGE ST	FLATONIA TX	78941			333 OLD WAELEDER RD		FLATONIA TX	78941	
27785	PONDER KENNETH J & BEVERLY Z	607		LA GRANGE ST	FLATONIA TX	78941			P O BOX 792		FLATONIA TX	78941	
27791	PONDER KENNETH J & BEVERLY Z	606	S	E NORTH MAIN	FLATONIA TX	78941			P O BOX 792		FLATONIA TX	78941	
46131	FARQUHAR CHAD & CHRISTINE	521	E	N MAIN	FLATONIA TX	78941			521 S LA GRANGE ST		FLATONIA TX	78941	
52228	LITTLEFIELD CAROL D	524	E		FLATONIA TX	78941			P O BOX 126		FLATONIA TX	78941	
112849	LITTLEFIELD CAROL D		E	NORTH MAIN ST	FLATONIA TX				P O BOX 126		FLATONIA TX	78941	



CITY OF FLATONIA

125 E. South Main Street
P.O. Box 329
Flatonia, TX 78941
(361) 865-3548
(361) 865-2817 fax

March 31, 2025

Notice to Landowners Replat Application

An application has been filed by Ben and Raul Duperrior with the City of Flatonia requesting a replat to divide a parcel into two lots at 513 South La Grange Street, Flatonia, Texas 78941, PID 162705.

A public hearing with the Flatonia City Council will be held on Tuesday, April 28, 2025, at 6:30 p.m. at Flatonia Public Library (208 E. North Main Street). The Council will make a decision on the request at a Special Council Meeting immediately following.

The public hearing is open to any interested person. Opinions, objections, and/or comments on this matter may be expressed in writing or in person at the hearing. The reply form included in this letter can be used if you would like to submit written comments.

Notice of the public hearing has already been published in The Flatonia Argus. If you have any questions regarding this notice or the Replat Application, please contact City Secretary Jackie Ott at citysecretary@ci.flatonia.tx.us or 361-865-3548.

Reply Form

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

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

REPLY

Name:

Kenneth Ponder
606 E. North Main
Flatonia, TX 78941

Address:

Phone:

(☒) In Favor
(☐) Opposed

Reasons and/or Comments:

(☐) I **do** plan to speak at the public hearing on April 28, 2025.

(☒) I **do not** plan to speak at the public hearing on April 28, 2025.

Signature:

Kenneth Ponder

CITY OF FLATONIA

Agenda Summary Form

City Council

New Business Agenda # 2	Title: Consider and take appropriate action on Resolution 2025.4.2, a resolution amending the Fiscal Year 2025 budget.
Summary: A budget amendment is necessary to maintain a balanced budget across all departments. No adjustments were transferred between funds.	
Proposed Motion(s): ☐ I move to approve Resolution 2025.4.2. ☐ I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Sears: _____ Homan: _____ Kocian: _____ Cockrell: _____ Mayor Pro Tem Eversole: _____ Mayor Seale: _____	

Resolution 2025.4.2

**A RESOLUTION AMENDING THE FISCAL YEAR 2025 BUDGET OF
THE CITY OF FLATONIA, TEXAS.**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
FLATONIA, TEXAS, THAT THE FISCAL YEAR 2025 BUDGET IS AMENDED AS FOLLOWS:

Fund 10 - General Fund:

Revenue:

Parks Donations \$ 6,000

(Increase for anticipated donations for park improvements)

Expenses:

Parks Department – Building and Grounds \$ 9,000

(Increase for installation of mulch)

Fund 59 - Electric Department:

Expenses:

Parts & Materials \$60,000

(Increase to cover overage)

Reason Requested: Mid-Year Budget Review

PASSED AND APPROVED by the City Council of the City of Flatonia, Texas, this 28th day of
April, 2025.

Travis Seale
Mayor

ATTEST

Jacqueline Ott
City Secretary