

Notice of Special Called Flatonia City Council 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 City Hall Council Chambers located at 125 E. South Main St., Flatonia, Texas, for the purpose of considering the following agenda items:

Special Called Meeting Agenda **Tuesday, July 22, 2025, at 6:00 p.m.**

Opening Regular Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Public Hearing Agenda

1. Public hearing on the conditional use permit at 1025 East Old Spanish Trail for Michael and Michelle Lanni.

Regular Session:

1. Consider and take appropriate action on a Conditional Use Permit at 1025 East Old Spanish Trail for Michael and Michelle Lanni.
2. Consider and take appropriate action on a Food Truck & Market Space Proposal by Lindsey Ahrens to be located at 108 South Main Street.
3. Consider and take appropriate approving the submittal of a grant application to the LCRA Community Grant Program.

Executive Session Agenda

1. As authorized by the Texas Government Code, Sections 551.071 (Consultations with an Attorney) the Council may convene into closed or executive session to discuss the following matters:

Discussion of real property located at 302 East North Main Street.

Regular Session:

The City Council will reconvene from the Executive Session and take any action concerning Executive Session item 1.

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 18, 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, 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:

Date and Time

Jacqueline Ott, City Secretary

CITY OF FLATONIA

Agenda Summary Form

City Council

Discussion Agenda # 1	Title: Consider and take appropriate action on a Conditional Use Permit at 1025 East Old Spanish Trail for Michael and Michelle Lanni.
Summary: Michael and Michelle Lanni own the property at 1025 East Old Spanish Trail listed as PID 25487. The property is located in R-1 Low Density Residential Zone. They wish to operate a frozen yogurt food truck with a seating and play area. (Please Attached for more discussion)	
Proposed Motion(s): <input type="checkbox"/> I move to approve the Conditional Use Permit at 1025 East Old Spanish Trail for Michael and Michelle Lanni. <input type="checkbox"/> I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

Conditional Use Permit

Flamingo Fro-Yo
Michael & Michelle Lanni, owners
1025 E. Old Spanish Trail Road
Flatonia, Tx 78941
(361)772-0540

Flamingo Fro-Yo offers homemade rolled ice cream, assorted frozen yogurt flavors, sugar free options and numerous toppings/mix-ins. We strive on customer satisfaction with our 3 Bite Guarantee and the highest quality of food products and customer service.

We offer a spacious outdoor kids play area, with a huge play ground and many toys. Our seating area is shaded with great seating for adults and children. Our July 4th Grand Opening was a huge success and the City's residences have made us feel right at home. Our Fro-Yo trailer is moveable and we will be able to attend events inside and outside of Flatonia. We do have a parking lot for vehicles and golf carts, which we will have gravel put down in a few months.

We would like to eventually grow our business by putting in a micro-mini putt-putt golf, and potential replace the shade cloth coverings with a metal roof over the Fro-Yo trailer and sitting area, so customers can enjoy our location when it is raining or cold out.

We have included photos of our set up and want to thank you all for your time and consideration in allowing us a Conditional Use Permit for our location. We, Michael and Michelle Lanni, want to apologize for any issues this may have caused. We are very sorry, we thought we were doing the set up of our Fro-Yo trailer the right way and misunderstood the zoning requirements for our land.

We look forward to being part of Flatonia's community for many years to come.

Thank you,
Michael & Michelle Lanni







200' Owner Map



The information on this 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.



FCAD Parcels June 2025



Properties that are within the city limits of Flatonia and within 200 feet of 143 South Elm St - PID 25487

2025 Eagleview Imagery



propidtxt	prop_id	file_as_na	situs_full	addr_line2	addr_city	addr_state	zip
25448	25448	MANZANO ENRIQUE & MANZANO ANGEL	109 ELM ST FLATONIA, TX 78941	P O BOX 1006	FLATONIA	TX	78941
25487	25487	LANNI MICHAEL & MICHELLE	143 S ELM ST FLATONIA, TX 78941	143 S ELM ST	FLATONIA	TX	78941
25500	25500	VRANA NATHAN & EAHEART JOHN JR	1025 OLD SPANISH TRAIL FLATONIA, 78941	P O BOX 282	FLATONIA	TX	78941
27787	27787	HOFFMAN DAVID J	130 ELM ST FLATONIA, 817 S LA GRANGE	P O BOX 45	FLATONIA	TX	78941
27789	27789	SUAREZ REYES RAMIREZ	FLATONIA, TX 78941	817 S LA GRANGE ST	FLATONIA	TX	78941
27792	27792	MANZANO GERARDO & LILLIAN	140 ELM ST FLATONIA, TX 78941	604 S PENN ST	FLATONIA	TX	78941
27955	27955	BREADS JOSEPH & THERESA WILKS	435 E 4TH ST FLATONIA, 78941	P O BOX 446	FLATONIA	TX	78941
27988	27988	TORRES JAVIER JR & DURKIN DESTINEY RAE	805 S LA GRANGE FLATONIA, TX 78941	PO BOX 52	FLATONIA	TX	78941

CITY OF FLATONIA

Agenda Summary Form

City Council

**Discussion
Agenda #**

2

Title:

Consider and take appropriate action on a Food Truck & Market Space Proposal by Lindsey Ahrens to be located at 108 South Main Street.

Summary:

Rodney and Lindsey Ahrens own the property at 108 South Main Street listed as PID 27877. The property is located in Central Business District Zone. Mrs. Ahrens wishes to operate a food truck park and market space in the vacant lot.

(Please Attached for more discussion)

Proposed Motion(s):

☐ I move to approve the Food Truck & Market Space Proposal by Lindsey Ahrens to be located at 108 South Main Street.

☐ I move to _____

Maker of Motion: _____

Second: _____

Laney: _____ Homan: _____ Kocian: _____ Brazill: _____

Mayor Seale: _____ Mayor Pro Tem Sears: _____

City Council Proposal: Community Food Truck & Market Space

Project Summary

We propose the development of a dedicated **food truck and community vendor space** that will serve as a vibrant gathering point for residents, support small businesses, and enhance tourism within our city.

This low-footprint project includes:

- **2–3 food truck pads with full electrical hookups**
- **Farmers market vendor stalls (up to 10)**
- **Picnic seating, lighting, and child-friendly features**
- **Utilities and shared amenities** (grease trap, sanitation, insurance)

This space will operate year-round, with food trucks renting on a monthly basis and vendors rotating in for weekend farmers markets and youth fundraisers.

Purpose & Community Benefit

- **Revitalize Public Space:** Activate underutilized land with a consistent draw for locals and visitors.
 - **Support Local Entrepreneurs:** Offer affordable rental space for mobile food vendors and local producers.
 - **Economic Spillover:** Increased foot traffic will benefit the surrounding retail, service, and hospitality businesses.
 - **Family-Friendly & Accessible:** Provide safe, open-air recreation and dining space for all ages.
 - **Empower Youth:** Reserve space for youth-led fundraising, promoting civic involvement and leadership.
-

Key Features

Category	Details
Food Truck Pads	2–3 spaces with electrical hookup & grease trap access
Vendor Market Zone	Up to 10 pop-up stalls for farmers & local sellers
Youth Fundraising Area	Booth space for school or nonprofit groups
Sanitation	Porta potties with handwashing, trash cans
Amenities	Picnic tables, casual outdoor games, night lighting
Insurance	General liability insurance provided for site

Projected Schedule

Phase	Timeline
Initial Setup & Permitting	30–45 days
Soft Launch	Last week of August 2025
Full Operations Begin	First week of September 2025

Startup Budget

Item	Cost
Electrical Installation	\$3,500
Grease Trap & Disposal Setup	\$2,500
Porta Potties & Sanitation	\$500
Picnic Tables & Seating	\$1,000
Children's Play Area	\$500
Lighting Installation	\$500
Insurance (Annual)	\$2,000
Marketing & Branding	\$1,000
Misc. Permits/Legal	\$750
Total Startup Investment	\$12,250

Operating Model

Aspect	Details
Food Truck Rental	\$800/month per truck (2–3 trucks)
Market Vendor Fees	\$25–\$40/day per stall (10 vendors/week)
Youth Space	No charge – community access prioritized
Management	1 on-site manager, weekly maintenance

Annual Revenue & Impact Forecast

Source	Monthly	Annual
3 Food Trucks @ \$800/mo	\$2,400	\$28,800
10 Vendor Stalls (weekly)	~\$1,200	~\$14,400
Total Revenue	\$3,600	\$43,200
Estimated Operating Costs -		\$18,000–\$25,000
Projected Net Profit -		\$18,200–\$25,200

Why It Matters for Our Community

- **Economic Development:** Brings consistent foot traffic, increasing business for nearby shops and services.
 - **Tourism Boost:** Positions our city as a welcoming destination for weekend visitors and families.
 - **Low-Risk Investment:** Minimal infrastructure, scalable layout, and low maintenance costs.
 - **Community Activation:** Provides an inclusive space for families, local creators, and youth-led initiatives.
 - **Long-Term Community Alignment:** This supports the city's ongoing goal to enhance community gathering spaces.
-

Growth Opportunities

- Ample street parking available with room for future improvements.
 - Host night markets or themed activities.
-

Request to City Council

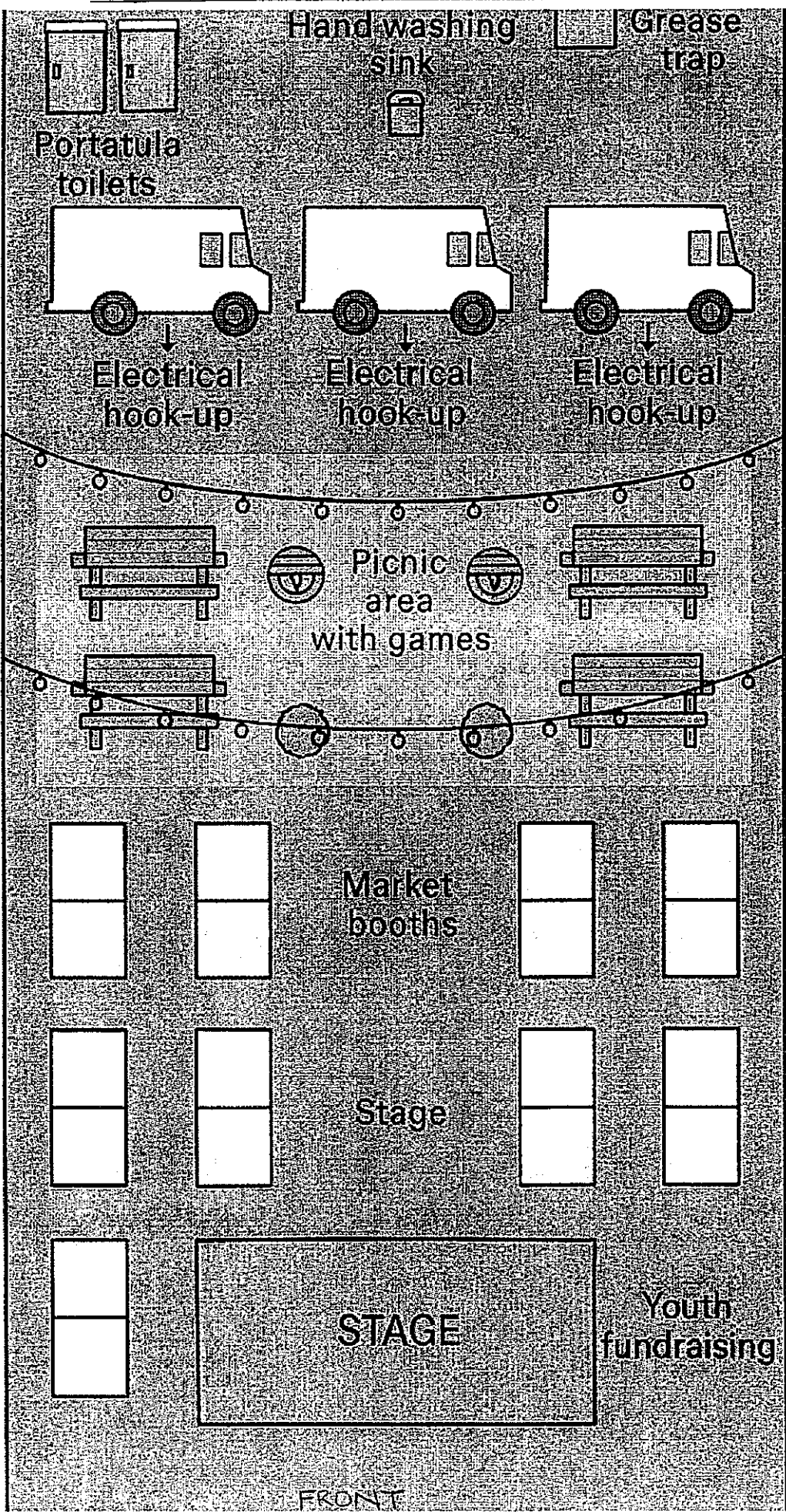
We respectfully request:

1. **Approval for site use and development**
2. **Assistance with the permitting process**
3. **Optional: Grant funding to help offset startup costs (\$12,250)**

This project will be a **long-lasting, self-sustaining asset** that aligns with city goals for economic development, small business support, and public engagement.

Rodney and Lindsey Ahrens
108 E South Main St.
Flatonia, Texas 78941

120 ft



CITY OF FLATONIA

Agenda Summary Form

City Council

Discussion Agenda # 3	Title: Consider and take appropriate approving the submittal of a grant application to the LCRA Community Grant Program.
Summary: The proposed projects for the LCRA Community Grant Program application are: <ul style="list-style-type: none">- Install a bridge across the drainage creek.- Install additional water features on the splash pad.- Install shade coverings at the pool and splash pad. (Please Attached for more discussion)	
Proposed Motion(s): <input type="checkbox"/> I move to approve the submittal of a grant application to the LCRA Community Grant Program. <input type="checkbox"/> I move to _____ _____ _____ _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

Richard Spurlock

QUOTATION

512-376-8796

DATE January 23, 2025

QUOTATION # 100

CUSTOMER ID 10002

BILL TO

City of Flatonia

125 E S Main Stree

361-865-3548

QUOTATION VALID UNTIL February 2, 2025

PREPARED BY Richard Spurllock

DESCRIPTION		AMOUNT
Side walls		\$ 3,950.00
2 slabs		\$ 2,440.00
Steel pillars with studs		\$ 16,860.00
Labor and materials		\$ 16,500.00
admin		\$ 250.00
	TOTAL	\$ 40,000.00

Due upon receipt

THANK YOU FOR YOUR BUSINESS!



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q84697

Date: 06/05/2025

Project: 33264

Created By: Cody Hutcherson

Page 1 of 5

BILL TO

Flatonia, City of
Ray Miller
McWirther Park Splashpad Additional
, TX

SHIP TO

McWirther Park Splashpad Additional
East Hwy 90
Flatonia, TX 78941

Terms:
Net 30 days

QTY	Code	Description	Size	Color
Budgetary Proposal for Future Purchase to be requoted at time of purchase				
	DISCBB	Proposal includes Discount on BuyBoard Purchase, BuyBoard Contract #679-22		
		Feature Removal		
1	REMOVE	Removal, haul off, and proper disposal of existing equipment. By: Kraftsman		
		- 1 Switcheroo Baby Long Legs		
		- 1 Switcheroo Two Cloud 9		
		Feature Replacements		
1	W024-B	Water Whoopee, Balance Only, by Water Odyssey		
1	C001-B	ColorCast Spin Flower, Balance Only, by Water Odyssey		
1	1-002623-001	Adapter Flange, 4" Post to 6" Anchor Base, by Water Odyssey		
1	WOSURCHG	Material Surcharge on Water Features equipment, by Water Odyssey		
		Contingency for Future Purchase		
1	CONTINGENCY	5% Contingency amount for future purchase. Amount includes possible increases in materials, freight, and/or installation costs. This may or may not be necessary, amount can vary at time of purchase, and is presented now to help with budgeting. To be re-quoted at time of purchase.		
Total:			\$45,692.27	

Initials _____