

Notice of Flatonia City Council Regular 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:

Regular Meeting Agenda Tuesday, January 13, 2025, at 6:00 p.m.

Opening Agenda

1. Call to Order
2. Invocation & Pledge
3. Citizen Participation

The City Council welcomes public comments on agenda or non-agenda items. Speakers must fill out the citizen comment form before speaking and deliver to the City Secretary. Citizens will be called forward to speak when the Council considers an item; otherwise, you will be called forward to speak at this time. Speakers are limited to five (5) minutes each. Note: State law prohibits the City Council from responding to items discussed during public comments and items that are not on the agenda.

Consent Agenda

Consider and take appropriate action on the following items:

1. Minutes from Regular City Council meeting held on December 16, 2025.
2. Financial Reports for December 2025

Reports

1. Fire Chief
2. Police Chief
3. Utility Director
4. Code Enforcement
5. City Manager Report

Discussion Agenda

1. Presentation by Susannah Mikulin of the Greater Fayette Community Foundation regarding the possible options to establish a 501(c)(3) for the parks within the City of Flatonia.

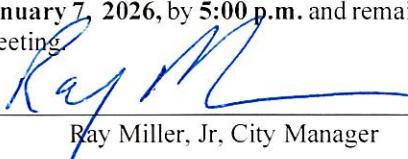
Deliberation Agenda

1. Discussion and possible action to approve Ordinance #2025.12.2 amending Section 7.008 of the Flatonia Fee Schedule, Appendix A, establishing electric rates for the City of Flatonia.
2. Discussion and possible action to approve Ordinance #2026.1.1 amending certain sections Exhibit 14A – Zoning Ordinance of the City of Flatonia Code of Ordinances:
 - a. Article II, Section 2(c) “Powers and Duties of the Planning and Zoning Commission”;
 - b. Article IV, Section 3 – “Height, Yard and Area Requirements”;
 - c. Article V – “Administration of the Zoning Regulations”.

3. Discussion and take possible action to approve Ordinance #2026.1.2 amending Division 12, Section 10.02.391 "Drainage; Section 10.02.392 "Ditches"; and Section 10.02.393 "Storm sewers and curb inlets" of the City of Flatonia Code of Ordinances to provide for "zero net increase" in storm water runoff rates, drainage calculations based on a one hundred (100) year storm instead of a twenty-five (25) year storm; open drainage channels capable of conveying a one hundred (100) year storm; and storm sewers capable of conveying a twenty-five (25) year storm.
4. Discussion and possible action to approve Ordinance #2026.1.3 amending Article A8 "Subdivision Related Fees" to create Article A8 "Subdivision and Development Related Fees" and establish a fee for drainage plan review for new commercial development; phased commercial development; and multi-lot subdivisions that require the extension of roads and utilities.
5. Discussion and possible action to authorize the City Manager to sign a letter of support for the Capital Area Rural Transportation System (CARTS) request for funding to the FY 2026 Texas Department of Transportation (TxDOT) Coordinated Call for Projects grant application.

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 **January 7, 2026**, by **5:00 p.m.** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.



Ray Miller, Jr, City Manager

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

**Flatonia City Council
Regular Meeting Minutes
December 16, 2025, at 6:00 p.m.**

Present

Mayor	Travis Seale
Mayor Pro Tem	Ginny Sears
Council	Allen Kocian
	Jeff Brazill
	Kevin Laney
	Josh Homan
City Manager	Ray Miller
City Secretary	Jacqueline Ott
Police Chief	Lee Dick
Utility Director	Steve Cobler

Absent

Fire Chief	Chris Swenning
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Call to Order

Mayor Seale called the meeting to order at 6:00 p.m.

Invocation and Pledge of Allegiance

Councilman Kocian led the invocation and pledges.

Citizen Participation

1. Mike Whitten spoke on the status of open work orders submitted by the American Legion to the City.

Consent Agenda

Consider and take appropriate action on the following items:

1. Minutes from the Regular City Council meeting held on November 18, 2025.
2. Financial reports for November 2025.

Councilman Kocian moved, with a second from Mayor Pro Tem Sears, to approve the consent agenda items. The vote was unanimous. Motion passed.

Staff Reports

1. Fire Chief Swenning was absent and no report was provided.
2. Police Chief Dick did not have anything to add to his report.
3. Utility Director Cobler did not have anything to add to his report.
4. City Manager Miller did not have anything to add to the code enforcement report.
5. Mayor Pro Tem Sears asked about the school board meeting. City Manager Miller confirmed that he presented the drainage study to the school board at their regular meeting

in November. He also gave an update on the work being funded by the Flatonia Youth Sports and Events on the soccer field at 7 Acre Park.

Discussion Agenda

1. Steve Moffitt and Masooma Bilgrami presented the electric rate study. Councilman Brazill asked for clarification on how the proposed percentage increase is applied, and Mr. Moffitt explained it is only applied to the base rate. City Manager Miller proposed adopting a rate increase over two years. Mayor Seale asked to bring this item on the agenda for January.
2. City Manager Miller presented two requested repairs from the American Legion: repairing the irrigation system and replacing rotted windowsills. He does not believe the City is responsible for repairing the irrigation system based on the lease. After much debate, the Council instructed City Manager Miller to make the requested repairs.

Deliberation Agenda

1. Councilman Kocian moved, with a second from Councilman Brazill, to authorize City Manager Miller to finance the purchase of a bucket truck for the electric department. The vote was unanimous. Motion passed.
2. Councilman Brazill moved, with a second from Councilman Kocian, to approve Resolution 2025.12.1, a resolution entering a contract with Government Capital Corporation for the purpose of financing the purchase of a bucket truck for the electric department. The vote was unanimous. Motion passed.
3. Councilman Homan moved, with a second from Councilman Kocian, to reject the bids received for the 2023 TDA TxCDBG project – Water Well No. 3 Booster Pumps, Contract CDV23-0369. Bradley Loehr with BEFCO Engineering presented the information from the bids received and recommended the rejection, stating the bids were well over the grant amount. The scope of the project will be adjusted, and the project will be re-bid in January. The vote was unanimous. Motion passed.
4. Councilman Laney moved, with a second from Mayor Pro Tem Sears, to approve the destruction of City of Flatonia records as designated by City Secretary Ott. The vote was unanimous. Motion passed.
5. Mayor Pro Tem Sears moved, with a second from Councilman Kocian, to approve Ordinance 2025.12.1, an ordinance amending the Flatonia Fee Schedule establishing solid waste disposal rates for the City of Flatonia. The vote was unanimous. Motion passed.
6. Mayor Seale instructed City Manager Miller to bring this item back in the regular January Council meeting.
7. Councilman Homan moved, with a second from Councilman Brazill to approve the Flatonia Little League Boosters to raise money for the purchase and installation of mini split A/C systems for the restrooms at Garbade and McWhirter Park. The vote was unanimous. Motion passed.

Adjournment

Mayor Seale adjourned the meeting at 8:14 p.m.

Signed

Travis Seale
Mayor

ATTEST

Jacqueline Ott, TRMC
City Secretary



FLATONIA POLICE DEPARTMENT

205 E. South Main St. Flatonia, TX 78941 Office: 361-865-3337 Fax: 361-865-3039

December 2025 Monthly Report

To: Flatonia City Council
From: Flatonia Police Department
Subject: December Monthly Report

Calls for Service:

There were 498 calls for service this month.

Offense / Incident Report Activity:

On December 1, 2025, Officer Jason Bellah responded to a call for an illegal burn in the County. Upon arrival Officer Bellah observed a controlled burn of brush and rail ties. Flatonia Fire arrived and extinguished the burn without incident.

On December 12, 2025, Officer Kalina responded to a report of a one vehicle rollover accident. Upon arrival, Officer Kalina assessed the scene and spoke to the occupant who was trapped inside the vehicle. After determining that she did not have any injuries, Officer Kalina extracted her from the vehicle through the back passenger side door. FCEMS Medic-3 arrived and provided appropriate care to the female. Officer Kalina cancelled FVFD, which was dispatched for the entrapment that was now resolved. Officer Kalina remained on-scene, assisting with traffic control and other duties until the vehicle was removed from the roadway.

On December 13, 2025, Officer Amos heard Dispatch notify FVFD of a fire near FM 154, although the exact location was unknown. Officer Amos was first to arrive and determined that there was a fire in the area, but dense fog and surrounding terrain made it difficult to locate. Officer Amos was able to locate the fire on-foot and observed a large propane tank near the fire. However, access to the property by vehicle was difficult. Officer Amos was able to locate access and communicate the information to other responding agencies. The fire was extinguished and Officer Amos returned to normal duties.

On December 14, 2025, Officer Amos, was conducting a traffic stop, when she heard FCSO Dispatch advise that a female motorist was stranded on I-10 in the cold weather, with a dead battery. Nearby officers were unable to assist due to lack of equipment to provide a jumpstart. Officer Amos responded and used her issued booster kit to provide the jump and get the motorist back underway safely.

On December 23, 2025, Officer Taylor Amos was advised by Dispatch that a woman attempting to check her mail had accidentally been runover by her own vehicle. FCEMS Medic-4 was responding from Schulenburg and Officer Amos was the closest available responder, so she went to assist until other agencies arrived. Upon arrival, Officer Amos assessed the woman's condition and communicated injuries to Medic-4. The vehicle was still gear, but safely off the roadway. Other agencies arrived and patient care was turned over to FCEMS, and the scene was released to FCSO. Officer Amos then returned to normal duties.

On December 26, 2025, Officer Grace was advised by Dispatch of a male with an injury to his left leg. FCEMS had an extended distance to respond, so Officer Grace, who is Basic EMT and served as a Combat Medic, responded to assist. Officer Grace found the patient alert and oriented with signs of injury to a leg. He relayed his findings to the responding ambulance and provided initial care to the patient. Upon arrival of FCEMS, Officer Grace transferred care and returned to normal duties.

On December 31, 2025, Officer Amos was advised of a fire on SH 95. Upon arrival, Officer Amos found a group of juveniles and young adults having a party in a pasture. The group resisted initial requests to open the gate but did give Officer Amos and Chief Swenning access. The fire was extinguished by FVFD due to the current burn ban and FCSO Deputies responded to handle the burn ban violation and other issues related to the party. Officer Amos then returned to normal duties.

NO FURTHER DETAILED INFORMATION IS PUBLISHED DUE TO ON GOING INVESTIGATION OF CASES.

Arrests and Pending Charges

There were no custody arrests for the month of December.

Traffic Contacts:

All Flatonia Police Officers, including command staff, have conducted traffic control throughout the city and specifically in the areas of town that complaints have been received related to speeding and stop sign violations. Flatonia officers will continue to conduct stationary and mobile radar and observe traffic at intersections to address the traffic concerns.

In-Service Training and Events:

On December 3, 2025, Officer Amos, Chief Dick, and Officer Grace participated in and assisted with the Flatonia Christmas Village lighting parade.

On December 4, 2025, Officers Amos and Grace participated in the Lion's Club toy distribution. The Lion's Club served close to 80 children this year ranging from toddlers to high school age. Officers Grace and Amos shopped with several children individually.

On December 4, 2025, the Flatonia Police Department, a TCOLE Contractual Training Provider and the Training Advisory Board held a scheduled meeting to discuss training provided, training needs in the region, and other topics related to better training officers and preparing them for their duties. Present were Advisory Board Members Craig Moreau and Chris Swenning, as well as ex-officio members Chief Lee Dick and Training Coordinator Billy Kalina. Sergeant Trey Tunis also attended the meeting. Once business was concluded, the meeting adjourned. Of specific importance at this meeting was the notification from TCOLE that the contract must be renewed in March of 2026. Advisory Board Members were unanimous in their decision that the contract should be renewed.

On December 7, 2025, Officer Amos spoke with The Flatonia Golf Association who established a golf tournament where Blue Santa was the recipient of several toy donations and monetary donations. The toys were collected by Officers Amos and Bellah and transported to the North Fire Station for later distribution.

On December 12, 2025, Officer Amos collected monetary and toy donations from Cal Maine, Fayette Savings Bank, Prosperity Bank, and Dollar General. They were transported to the northside Fire Department.

During the month of December, Officer Amos worked with several businesses in Flatonia to bring together toys and monetary donations in support of the Blue Santa Program. Officer Amos devoted many hours to making sure community members joined together to collect donations, wrap presents, and ensure each child received items appropriate to their interests and needs.

On December 16, 2025, Officer Kalina conducted continuing education training for TCIC/TLETS Mobile Access Recertification. By taking and passing the exam, his certification is renewed for two years.

December	
Type	Number
Agency Assist	20
Accidents	1
Alarm	1
Animal Complaint	2
Assault	1
Assault Causing B/I F/V	1
Burglary	1
Child Custody	1
Citizen Assist	10
Civil Matter	4
Close Patrol	304
Criminal Trespass	2
Disturbance	5
Fire	1
Follow up	1
Found Property	2
Funeral Escort	1
Incident Reports	8
Information	1
Juvenile Matter	1
Lost Mail	1
Ministerial	3
Motorist Assist	6
Moving Disturbance	1
Offense Reports	1
Open Door	1

Property Damage	1
Public Intoxication	1
School Patrol/Security	52
Shots Fired	1
Sex Offender Registry	2
Suspicious Circumstance	1
Suspicious Person	1
Suspicious Vehicle	2
Theft	1
Traffic Stops	61
Traffic Control	58
Traffic Hazard	1
Transient Call	3
Walk In	2
Welfare Check	1
Total	569

Racial Profiling Report | Full

Agency Name: FLATONIA POLICE DEPT.
Reporting Date: 01/07/2026
TCOLE Agency Number: 149203

Chief Administrator: LEE A DICK

Agency Contact Information:
Phone: (361) 865-3337
Email: chiefdick@ci.flatonia.tx.us

Mailing Address:
P. O. BOX 329, 205 East South Main, FLATONIA, TX, 789410375

This Agency filed a full report

FLATONIA POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the FLATONIA POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the FLATONIA POLICE DEPT. if the individual believes that a peace officer employed by the FLATONIA POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the FLATONIA POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the FLATONIA POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The FLATONIA POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Lee Dick
Chief of Police

Date: 01/07/2026

Total stops: 456

Street address or approximate location of the stop

City street	365
US highway	11
County road	1
State highway	8
Private property or other	71

Was race or ethnicity known prior to stop?

Yes	1
No	455

Race / Ethnicity

Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	26
White	260
Hispanic / Latino	166

Gender

Female	158
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	12
White	99
Hispanic / Latino	47
Male	298
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	14
White	161
Hispanic / Latino	119

Reason for stop?

Violation of law	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3

Hispanic / Latino	2
Preexisting knowledge	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Moving traffic violation	284
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	14
White	170
Hispanic / Latino	96
Vehicle traffic violation	165
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	11
White	86
Hispanic / Latino	68

Was a search conducted?

Yes	8
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	4
No	448
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	25
White	257
Hispanic / Latino	162

Reason for Search?

Consent	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	0
Contraband	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Probable	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	3
Inventory	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Incident to arrest	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1

Was Contraband discovered?

Yes **2**

Did the finding result in arrest?

(total should equal previous column)

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	1

Yes	0	No	0
Yes	0	No	0
Yes	0	No	1
Yes	0	No	0
Yes	0	No	1

No **6**

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 3

Hispanic / Latino 3

Description of contraband

Drugs	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Result of the stop

Verbal warning	336
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Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	20
White	199
Hispanic / Latino	113
Written warning	52
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	33
Hispanic / Latino	18
Citation	67
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	28
Hispanic / Latino	34
Written warning and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Arrest based on

Violation of Penal Code	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	1
Violation of Traffic Law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	456
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	26
White	260
Hispanic / Latino	166

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis

Use Department's submitted analysis

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

FLATONIA POLICE DEPARTMENT**1/1/2025 - 12/31/2025****Comparative Analysis****Motor Vehicle Stops vs. Gender Ethnic Population of Service Area****FLATONIA POLICE DEPARTMENT**

Racial Profile Data Provided by Kologik COPsync Mobile	# of Stops	% of Stops
Male	298	65.35%
Female	158	34.65%
Alaska Native/American Indian	0	0.00%
Asian/Pacific Islander	4	0.88%
Black	26	5.70%
White	260	57.02%
Hispanic/Latino	166	36.40%

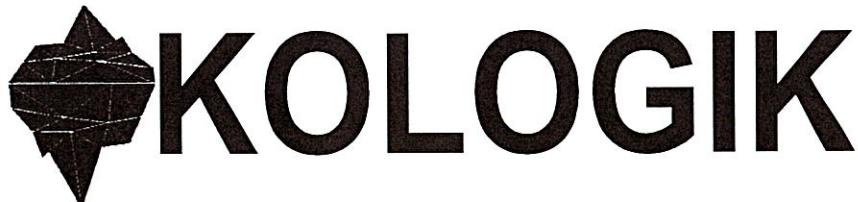
Agency Service Area Demographics Provided by Agency Official (Not Kologik)	Total Number	% of Population
Male	765	54.8
Female	633	45.2
Alaska Native/American Indian	0	0
Asian/Pacific Islander	6	0.3
Black	27	1.5
White	678	37.9
Hispanic/Latino	1067	59.6
Other/Not Reported Above		

DATA SOURCE USED FOR AGENCY SERVICE AREA DEMOGRAPHICS:
<https://www.neilsberg.com/insights/flatonia-tx-population-by-race/>

ADDITIONAL INFORMATION THAT MAY INFLUENCE AND/OR IMPACT DATA REPORTED:

Flatonia is a town with approximately 1,398 residents. However, US Interstate-10 runs through town and approximately 70,164 vehicles pass through Flatonia per day (as of 2019 TxDOT data), which is not reflected in the reported population demographics for the City of Flatonia. SH 95 and US Hwy 90 also run through Flatonia with a similar difference in the motoring public on these major roadways. The Flatonia ISD draws from a large area outside of the city limits and faculty, parents, and students who drive to and from school include motorists not reflected in city demographics. There are multiple large agricultural employers in and around Flatonia, with large numbers of transient/day labor influx of people associated with these employers and not necessarily reflected in city demographic data.

This form is produced in accordance with the Texas Code of Criminal Procedure Article 2.134 as required by the Texas Occupation Code Section 1701.164 and the Texas Commission on Law Enforcement. The Agency Service Area available Demographics data was derived from public data sources such as the US Census Bureau and other statistical services available to the reporting agency.





UTILITIES DEPARTMENT

Steve Cobler, Utility Director

625 W US Highway 90

PO Box 329

Flatonia, TX 78941

Phone: 361-772-2518

Email: scobler@ci.flatonia.tx.us

December 2025

12/1

- Clean sewer plant
- Check wells 9, 10 and 12
- Trip to Shiner for a new water heater for the city warehouse
- Shooting stars have been hooked up
- Wreaths downtown have been hooked up
- Water leak on S Converse St. in alley between 5th and 6th St.
- Meeting with BEFCO

12/2

- Clean sewer plant
- Check wells 9, 10 and 12
- Panel box put out for Christmas parade
- Terex came in maintenance Digger truck
- Work orders
- Trip to La Grange for a load of sand
- Maintenance heavy trucks

12/3

- Clean sewer plant
- Check wells 9, 10 and 12
- Guy picked up F150 for auction
- Got truck ready for parade
- Replaced multiple old guy guards
- Closed off parking lot for parade
- Put up another requested panel box for parade

12/4

- Clean sewer plant
- Check wells 9, 10 and 12
- Swept out well houses
- Work orders
- Installed covers on open connections on E Mulberry St. Lot #4
- Restocked trucks

12/5

- Clean sewer plant
- Check wells 9, 10 and 12
- Manhole caved in at 4th and S Market/ Waiting for parts
- Sewer backup at Food Mart/ Borrowed Moulton's sewer machine
- Hooked up service on Walnut St.
- Bucket truck down

12/6

- Standby-Dave and Nacho
- Clean sewer plant
- Check wells 9, 10 and 12

12/7

- Standby-Dave and Nacho
- Clean sewer plant
- Check wells 9, 10 and 12
- Call out for power outage in Engle

12/8

- Clean sewer plant
- Check wells 9, 10 and 12
- Getting ready for manhole fix on S Market St.
- Located/Relocated for water taps and water leaks
- Food Mart sewer blockage again
- Picked up panel boxes from Friday
- Cobler back at work from knee surgery

12/9

- Clean sewer plant
- Check wells 9, 10 and 12
- Manhole dug out and repaired on Market and 4th St.
- Water leak at the Vet clinic

12/10

- Clean sewer plant

- Check wells 9, 10 and 12
- Work orders
- Patching
- Maintenance on backhoe

12/11

- Clean sewer plant
- Check wells 9, 10 and 12
- Water leak on 9th and Hudson St./ 6" C900 pipe water main with a 2" water tap reduced to $\frac{3}{4}$ ".
- Scoreboard posts for 7 Acre Park

12/12

- Clean sewer plant
- Check wells 9, 10 and 12
- Take bucket truck to LCRA
- Work orders
- Sewer problem at city hall
- Paint scoreboard post at 7 acre park
- Sewer problem at Subway

12/13

- Standby – Adan and Oscar
- Clean sewer plant
- Check wells 9,10 and 12

12/14

- Standby – Adan and Oscar
- Clean sewer plant
- Check wells 9,10 and 12

12/15

- Clean sewer plant
- Check wells 9,10 and 12
- Read meters
- Work orders

12/16

- Clean sewer plant
- Check wells 9,10 and 12
- Read meters
- Work orders

12/17

- Clean sewer plant

- Check wells 9,10 and 12
- Finish reading meters
- Pickup bucket truck from LCRA
- Meet with Befco at well 10
- Work orders
- Make up material for water/sewer tap on Market st

12/18

- Clean sewer plant
- Check wells 9,10 and 12
- Work orders
- Water tap on Market st
- Water leak on 9th and Hudson st

12/19

- Clean sewer plant
- Check wells 9,10 and 12
- Sewer problem @ Wildcat store
- Rod ponds @ sewer plant
- Clean up @ water leak on 9th and Hudson
- Work orders

12/20

- Standby – Nacho and David
- Clean sewer plant
- Check wells 9,10 And12

12/21

- Standby – Nacho and David
- Clean sewer plant
- Check wells 9,10 and 12

12/22

- Clean sewer plant
- Check wells 9,10 and 12
- Pickup sewer machine
- Fix pump at lift station on Collins st
- Work orders

12/23

- Clean sewer plant
- Check wells 9,10 and 12
- C/O pole on Waelder road

- Removed bad motor @ sewer plant
- Work orders
- Re-Reads
- Mow @ sewer plant

12/24

- Standby – Nacho and David
- Clean sewer plant
- Check wells 9,10 and 12

12/25

- Standby Nacho and David
- Clean sewer plant
- Check wells 9,10 and 12

12/26

- Clean sewer plant
- Check wells 9,10 and 12
- Work orders

12/27

- Standby – Adan and Oscar
- Clean sewer plant
- Check wells 9,10 and 12

12/28

- Standby – Adan and Oscar
- Clean sewer plant
- Check wells 9,10 and 12

12/29

- Clean sewer plant
- Check wells 9,10 and 12
- Work orders
- Cleanup on water leak on MLK
- Load poles

12/30

- Clean sewer plant
- Check wells 9,10 and 12
- Work orders
- Sewer tap on Market st
- Load and haul poles for new service
- Frame poles

12/31

- Clean sewer plant
- Check wells 9,10 and 12
- Chang oil on 2024 chevy
- Work orders
- Clean up on sewer tap on Market st



CODE COMPLIANCE OFFICE

Araceli Hernandez, Code Compliance Official
125 E. South Main St.
PO Box 329
Flatonia, TX 78941

Phone: 361-865-3548
Email: code@ci.flatonia.tx.us

To: Flatonia City Council
From: Araceli Mancilla DeHernandez
Subject: Monthly report
Date: DECEMBER 2025

Compliance Report Summary

- Citizen Concerns/Complaints-
- Field Investigation Spots- 2

Letters sent for:

- Tall grass/weeds –
- Trash/debris –2
- Buildings/structures –
- Junk vehicles –
- Zoning Ordinance-
- Prohibited fowl-
- Prohibited discharge –
- RV-1

Notes:

- There have been 1 filed closed successfully.
 - Debris removal- 1
 - Overgrown grass/weeds-
 - Building moved/or demolish-
 - Prohibited fowl--
 - Junk Vehicles-
 - RV-

City Manager's Report

To: Mayor Seale & City Council
CC: Staff
From: Ray Miller, Jr., City Manager
Date: January 13, 2026

Planning and Zoning:

- a) The regular P & Z meeting was held on **January 6, 2026 at 6:00pm**.
Main Items on the Agenda were:
 1. Discussion and recommendations to proposed changes and/or amendments to the Zoning Ordinance.
 2. Discussion and recommendations on drainage regulations.
- b) The next meeting will be Tuesday, **February 3, 2026 at 6:00pm**

Economic Development:

- a) EDC meeting will be held on **January 15, 2026 at 6:00pm**
- b) Topics of discussion:
 - a. BIP Grant for Serenity Kennels
 - b. Review of Projects Lits (Exhibit A)
- c) Next EDC Meeting will be **February 19, 2026 at 6:00pm**

Code Enforcement:

- a) Araceli submitted a report.

Road Construction:

- a) Steve will report.

Utility Projects:

- a) Steve will report.

Parks:

- a) The Parks meeting was held on **Wednesday, January 28, 2025 at 6:00pm**.
- b) Topics of discussion:
 - a. LCRA Community Grant Application
 - b. Possible Projects for LCRA Steps Forward Program – LCRA Volunteers. Selected replanting crape myrtles and painting of the light poles along the entrance to McWhirter Park. Also submitted the painting of the clock downtown along with the wrought iron fence and planters.
 - c. Discussed the possibility of creating a Parks Conservancy or 501(c)(3).

Administration:

- a) 12/17/25: Meeting with BEFCO Engineering at Water Well #3 to discuss changes to booster pumps and design in order to lower costs to be more in-line with Grant Funding.
- b) 12/17/25: Monthly project update meeting with Lanford Community Management, BEFCO Engineering and GLO.

- c) 12/16/25: Meeting with Utilities Director to discuss additional capital projects to include in Rate Study Financial Forecast. Also went to 308 North Market to discuss utilities for proposed new home.
- d) City Crews have been responding to numerous water leaks at various locations around the City; installation of new water and sanitary sewer taps; and meter readings.
- e) 12/17/25: Meeting with BEFCO Engineering and Utilities Director at Water Plant #3 to discuss possible changes to the Booster Pump Project in order to be able to adjust the project for obtaining better bids to be more inline with the limits of grant funding.
- f) 12/18/25: On site meeting along FM 2762 with Utility Director and developer to discuss possible extension of overhead electrical for development of the property (directly across FM 2762 from Prototype Road).
- g) 12/24 – 12/25/25: City Closed for Christmas Holidays
- h) 12/29/25: Zoom Meeting with representative from Greater Fayette Community Foundation and Kathy Horm.
- i) 12/30/25: On site meeting with property owner at 815 S. Converse Street to discuss water and sanitary sewer services for proposed new home.
- j) 12/31/25: City Closed at noon for New Year's Eve
- k) 01/01/26: City Closed for New Year's Day
- l) Prepared Agenda and Agenda Packet for the January 6, 2026 Planning & Zoning Meeting.
- m) Prepared Agenda and Agenda Packet for the January 13, 2026 City Council Meeting.
- n) 01/09/26: Meeting at the entrance to McWhirter Park with representative from LCRA to discuss possible Steps Forward Project. Project would be to provide new plantings along the entrance and to repaint the light posts. An alternative or additional project would be to repaint the clock downtown, rod iron fence and planters.
- o) 01/13/26: Attend Lions Club Meeting

Financial Report:

- a) Le Ann continues to on bank reconciliation, and sales tax reports.
- b) The auditor placed us in their queue. The projected start for the Fiscal Year 2023 audit is unknown.

CITY OF FLATONIA CURRENT PROJECT LIST

- a) Flatonia Youth Sports Association was awarded the LCRA grant which included the following:
 - a. 2 small sets of bleachers – assembled and put in place by FYSA.
 - b. A new water fountain – has been installed against the front wall of the bathrooms at 7-acre Park.
 - c. A new scoreboard – Besides the City needing to run electricity for the new scoreboard, City Crews are also working to fabricate a mounting bracket for the scoreboard so that it can be raised off of the ground. City Crews are working on this in between other jobs.
 - d. Concrete Pad – obtaining quotes for the concrete pad which would be used as an area for a vendor to sell food and drinks or if the FYSA wanted to use the area for food and drinks.
- b) The next Grant update meeting will be held on **January 21, 2026 at 10:00am**

24-9174 FLATONIA HMGP DR-4781 AND DR-798

The grant application has been submitted. The project is to add an emergency generator at the police station/fire department building.

TEXAS PARKS & WILDLIFE

- a) No real updates at this time.
- b) The City of Flatonia received confirmation by email on May 22nd that the grant has been awarded.
- c) The project is to add connecting trails between 7 Acre Park and McWhirter Park and to pave the trail.

23-8858 FLATONIA GLO MOD 24-065-159-F074

- BEFCO Engineering has met with City Staff regarding some of the project elements included in the GLO MOD application. Design work is in progress.
- We received confirmation of grant award in the amount of \$3,022,400. A kickoff meeting was held with representatives from the GLO, BEFCO, Langford Community Management and city staff on Tuesday, June 4, 2025. The Kickoff Meeting was mainly to go over the various aspects of the contract with GLO. The projects included are as follows:
 - a) Water Well 13 (to be located at Water Plant #3 and replace well 10)
 - b) HWY 90\Railroad Bore\Converse Water Line (Includes RR Bore)
 - c) Interconnect Water Line Improvements (Includes RR Bore)

23-8710 FLATONIA 23/24 TXCDBG CDV23-0369

The project is to replace booster pumps at Water Plant #3. This project is moving forward. Please see the timeline below:

- 11/10/25 – Bid Notice to the Paper
- 11/13/25 – Bid Advertisement runs in the paper and bid package uploaded to plans rooms by Engineer (Civcastusa) – a known software platform that helps civil engineers and government agencies reach more bidders, save hours of time, cut costs, reduce call and emails – puts everything in one place).
- 11/20/25 – Bid Advertisement runs in the paper
- 12/4/25 – Bid Opening at 11am at City Hall
- Bids were received on 12/4/2025, however the two bids that were received were well above the Grant amount of \$415,000.
- 12/16/25 – City Council took action to reject the bids and to proceed with scaling the scope of the project for possible re-bid.

CITY OF FLATONIA

Agenda Summary Form

City Council

Discussion Agenda # 1	Title: Presentation by Susannah Mikulin of Greater Fayette Community Foundation.
Summary: In past discussions with the Parks Committee the development of a Non-Profit or 501(c)(3) to help support the Park System in Flatonia has been brought up. The Greater Fayette Community Foundation is an established 501(c)(3) that offers support to various projects and non-profits in the surrounding area. The purpose of the presentation is to provide information on Greater Fayette Community Foundation and the services that they can provide. Greater Fayette Community Foundation (GFCF) can act or serve as a Non-Profit and fiscal agent for the Flatonia Parks Committee or GFCF can assist the Parks Committee in establishing a Non-Profit (501(c)(3)) status. Benefits of creating a 501(c)(3) for the Flatonia Parks System?: <ul style="list-style-type: none">• Better opportunity and eligibility for applying for grants.• Can create a better opportunity for receiving donations or project sponsors.• Could help to with the financial burden of maintaining equipment and features in the parks from the City of Flatonia.• Creates a true partner with the City of Flatonia for the Parks System.	
Proposed Motion(s): <input type="checkbox"/> I move to _____ <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____	
Mayor Seale: _____ Mayor Pro Tem Sears: _____	

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 1	Title: Discussion and possible action to approve Ordinance #2025.12.2 amending Section 7.008 of the Flatonia Fee Schedule, Appendix A, establishing electric rates for the City of Flatonia.
Summary: The purpose of this Agenda Item is to approve Ordinance #2025.12.2 which would adopt new electric rates for all electric customers of the City of Flatonia and to establish an effective date. As noted during the presentation of the Electric Rate Study, Senergy has identified a need for a 39.6% increase or rate adjustment. Below are the proposed percentage of increase which would go into effect, <u>March 1, 2026</u> . <ul style="list-style-type: none">• One time rate increase of 39.6%• 2-year rate increase of 19.8% for 2 consecutive years• 3-year rate increase of 13.0% for 3 consecutive years• 5-year rate increase of 8.0% for 5 consecutive years <u>Staff's recommendation would be the 2-year rate increase of 19.8% for 2 consecutive years. If the City Council agrees Ordinance #2025.12.2 could be adjusted to read:</u> “The first-rate increase of 19.8% for all electric customers would take effect March 1, 2026 and the second-rate increase of 19.8% for all electric customers would take effect January 1, 2027 ”. The main reason for the March 1, 2026 effective date of the first-rate increase would be to allow for more time to get this information out to the City’s electric customers.	
Proposed Motion(s): <input type="checkbox"/> I move to _____ <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____	
Mayor Seale: _____ Mayor Pro Tem Sears: _____	

CITY OF FLATONIA

Agenda Summary Form
City Council

Another option that staff could recommend would be the 3-year rate increase of 13% for 3 consecutive years. Staff would not recommend the 5-year rate increase option because the City would be in the same position in needing to increase rates and it would not allow for any review of the rates based on increases to the purchase of electricity and needed improvements to the system and equipment.

If the City Council decides to implement a 3-year rate increase then the Ordinance could be adjusted to read:

“The first-rate increase of 13.0% for all electric customers would take effect March 1, 2026; the second rate increase of 13.0% for all electric customers would take effect January 1, 2027; and the third rate increase of 13.0% for all electric customers would take effect January 1, 2028”.

Ordinance 2025.12.1

**AN ORDINANCE AMENDING SECTION 7.008 OF THE FLATONIA
FEE SCHEDULE APPENDIX A, FLATONIA CITY CODE,
ESTABLISHING ELECTRIC RATES FOR THE CITY OF
FLATONIA, AS AMENDED.**

WHEREAS the City Council of the City of Flatonia has heretofore, by ordinance, set rates for the provision of electric services by the City of Flatonia; and

WHEREAS the City Council of the City of Flatonia last amended the **current rates in June 2018**;

WHEREAS it is further evident from studies conducted by the City Manager and from the records of the Utilities Department of the city-owned utilities system that the rate schedules and structures provided for in the present ordinance, as amended, are insufficient for the purpose of generating the revenue necessary for the distribution of electricity to all city customers; and

WHEREAS, after full consideration, examination and investigation of all factors inherent in the distribution of electricity by a city-owned electric distribution system, it has been determined that the distribution charges for electricity be amended to cover the increasing costs to the City in providing such service.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
FLATONIA, TEXAS:**

Section 1. That Article A7.000, Utility Related Fees, Section A7.008, Electrical Service Rates Schedule, of Appendix A of the Code of Ordinances of the City of Flatonia, Texas, is hereby amended to read as follows:

Sec. A7.008 Electrical Service Rate Schedule

Hereafter the rates charged for electric service furnished by the electric light system of the City of Flatonia, Texas shall be as follows:

(1) Residential service. The monthly bill shall be the sum of the service charge and the distribution charge. The minimum monthly bill shall be the service charge.

(A) Rate for residential service - urban. Customers living within the corporate limits of the city who qualify for the residential service rate will be charged for service as follows:

(i) Monthly Service Charge will be \$9.00 (effective March 1, 2026)
Monthly Service Charge will be \$11.00 (effective January 1, 2027)

(ii) The distribution charge will be \$0.03600 per KWH (effective March 1, 2026)
The distribution charge will be \$0.04200 per KWH (effective January 1, 2027)

(B) Rate for residential service - rural. Customers living without [outside] the corporate limits of the city who qualify for the residential service rate will be charged for service as follows:

(i) Monthly Service Charge will be \$11.00 (effective March 1, 2026).
Monthly Service Charge will be \$13.00 (effective January 1, 2027).

(ii) The distribution charge will be \$0.04320 per KWH (effective March 1, 2026).
The distribution charge will be \$0.05030 per KWH (effective January 1, 2027)

(2) Small general service. Basic small lighting and power customers defined as those using less than 20,000 Kwh per month on average will be served under the following rate schedule. The monthly bill shall be the sum of the service charge and the distribution charge. The minimum monthly bill shall be the service charge.

(A) Rate for small general service - urban. Customers living within the corporate limits of the city who qualify for the small general service rate will be charged for service as follows:

(i) Monthly Service Charge will be \$10.00 (effective March 1, 2026)
Monthly Service Charge will be \$12.00 (effective January 1, 2027)

(ii) The distribution charge will be \$0.04800 per KWH (effective March 1, 2026).
The distribution charge will be \$0.05590 per KWH (effective January 1, 2027).

(B) Rate for small general service - rural. Customers living without [outside] the corporate limits of the city who qualify for the small general service rate will be charged for service as follows:

(i) Monthly Service Charge will be \$13.00 (effective March 1, 2026).
Monthly Service Charge will be \$15.00 (effective January 1, 2027).

(ii) The distribution charge will be \$0.05520 per KWH (effective March 1, 2026).
The distribution charge will be \$0.06430 per KWH (effective January 1, 2027).

(3) Rate for large general service.

(A) Rate for large general service. Large lighting and power customers defined as those using more than 20,000 KWH per month on average will be served under the following rate schedule. The monthly bill shall be the sum of the service charge and the distribution charge. The minimum monthly bill shall be the service charge.

(i) Monthly service charge will be \$21.00 (effective March 1, 2026).
Monthly service charge will be \$25.00 (effective January 1, 2027)

(ii) Urban (Inside City Limits)-The distribution charge will be \$0.04190 per KWH (effective March 1, 2026).
The distribution charge will be \$0.04880 per KWH (effective January 1, 2027).

(iii)Rural (Outside City Limits) - The distribution charge will be **\$0.04800 per KWH (effective March 1, 2026)**.

The distribution charge will be **\$0.05590 per KWH (effective date January 1, 2027)**.

* * * * *

Section 2. Article A7.000, Utility related Fees, Section A7.008 Electrical Service Rate Schedule, Code of Ordinances, City of Flatonia, Texas, shall, except as amended herein, remain in full force and effect.

Section 3. Any articles, sections or subsections of the Code of Ordinances, City of Flatonia, Texas, inconsistent with the provisions hereof are hereby expressly repealed.

Section 4. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions or sets of circumstances shall not be affected hereby, it being the intent of the City Council in adopting this Ordinance that no portion thereof or provisions or regulation contained herein shall become inoperative or fail by reason of an unconstitutionality and all provisions of this Ordinance are declared to be reasonable.

Section 5. **This ordinance shall become effective on its passage and be applicable to the February 1, 2026 bill that covers the period between December 15, 2025 to January 15, 2026.**

PASSED and APPROVED on this 16th day of December 2025.

City of Flatonia, Texas

Travis Seale
Mayor

Attest:

Jacqueline Ott, TRMC
City Secretary

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 2	Title: Discussion and possible action to approve Ordinance #2026.1.1 amending certain sections of Exhibit 14A – Zoning Ordinance of the City of Flatonia Code of Ordinances.
Summary: Below are the proposed changes to Exhibit 14A – Zoning Ordinance of the City of Flatonia Code of Ordinances:	
<p>1. <u>Article II, Section 2(c) “Powers and Duties of the Planning and Zoning Commission”</u>; Under Section 2(c) “Powers and Duties of the Planning and Zoning Commission” it currently reads, “To hold public hearings for land use considerations, except variances, and recommend plans of action to the City Council”. In P&Z discussions about possible changes to the Zoning Ordinance, this is one that Staff had brought up. In staff’s past experiences it has been quite a normal procedure for the P&Z to hear variances especially if those variances are in regard to Exhibit 14A – Zoning Ordinance or other development related variances that may apply to areas of the City Code that the P&Z review. It would be the duty of the Planning & Zoning Commission to hear variance requests and then to take action to “Deny” or to “Recommend Approval” to the City Council.</p> <p>The process on how variances would be heard and acting on by the Planning & Zoning Commission is discussed under Article V “Administration of Zoning Regulations”.</p>	
Proposed Motion(s): <input type="checkbox"/> I move to _____ <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____	
Mayor Seale: _____ Mayor Pro Tem Sears: _____	

CITY OF FLATONIA

Agenda Summary Form
City Council

The proposed change to Article II, Section 2(c) would be to simply strike the work except. So, it should read as follows:

Section 2(c) "Powers and Duties of the Planning and Zoning Commission" – Told hold public hearing for land use considerations, except variances, and recommends plans of action to the City Council."

This amendment was discussed at the Planning & Zoning Commission meeting on Tuesday, January 6, 2026. The Planning & Zoning recommended approval of the amendment to Exhibit 14A – Zoning Ordinance.

2. Article IV, Section 3(c)(2) – "Height, Yard and Area Requirements – Supplementary Yard Regulations – Reverse /Corner Lot";

Article IV, Section 3(c)(2) "Supplementary Yard Regulations – Reversed Corner Lot" discusses the fence height requirements for corner lots. In past discussions with the Planning and Zoning Commission an interest has been expressed in changing the fence height requirements for a corner residential lot. Currently, the code and based on the diagram below, the height requirement for a fence on the street side of the corner lot is four (4) feet. The four (4) feet requirement for maximum height also applies to any fence that would go in the front yard of the lot, or past the 25' front building line (or front of the house) on any lot.

As long as a line of sight is maintained on a corner lot, staff feels that having a residential fence height along the street side taller than four (4) foot but no more than a maximum height of 6.6' than this should not be an issue.

Reverse Corner, Fencing Heights and 30 Degree Rule



CITY OF FLATONIA

Agenda Summary Form
City Council

This amendment was discussed at the Planning & Zoning Commission meeting on Tuesday, January 6, 2026. The Planning & Zoning recommended approval of the amendment to Exhibit 14A – Zoning Ordinance.

3. Article V – “Administration of the Zoning Regulations, Section 4 – Variance Procedures”. The changes reflected below to would be need to be made to coincide with the changes made in Article II, Section 2(c) “Powers and Duties of the Planning and Zoning Commission” that allows the P&Z to review or hear variance requests. Below are the recommended changes to Section 4 – Variance Procedures

A. Purpose.

This procedure is intended to provide relief from the terms of the Zoning Property Development Regulations and Sign Ordinance when, because of special circumstances applicable to the property, the strict application of the Zoning Property Development Regulations and Sign Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, and to ensure that any adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the district in which such property is situated. A variance shall not allow a land use activity in a zoning district where it is specifically excluded by the terms of the zoning ordinance.

B. Application and Fees.

1. Application for a Variance shall be filed with the City Manager. The application shall include the following:
 - a. Name and address of the owner or applicant.
 - b. Address and legal description of the property.
 - c. If the applicant is not the legal owner of the property, a statement that the applicant is the authorized agent of the owner.
 - d. A statement describing the Variance requested and the reasons why it complies with the criteria for Variances provided in SECTION 4.F.
 - e. Site plans, preliminary building elevations, preliminary improvement plans or other maps or drawings, sufficiently dimensional as required to illustrate the following, to the extent related to the Variance application:

CITY OF FLATONIA

Agenda Summary Form
City Council

- Existing and proposed location and arrangement of uses on the site, and on abutting sites within fifty (50) feet.
- Existing and proposed site improvements, buildings and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale and architectural character.
- Existing and proposed topography, grading, landscaping, screening, irrigation facilities and erosion control measures.
- Existing and proposed parking, loading and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.

2. The City Manager may request additional information necessary to enable a complete analysis and evaluation of the variance request, and a determination as to whether the circumstances prescribed for the granting of a Variance exist.

3. An application fee of \$100 shall accompany the application. (See SECTION 5 for more information on fees.)

4. A single application may include requests for Variances for more than one regulation applicable to the same site, or for similar Variances on two or more adjacent parcels with similar characteristics.

C. Report of the City Manager.

The City Manager shall review and prepare a report on the application. The report shall be filed with the ~~City Council~~ Planning and Zoning Commission and made available to the applicant at least five (5) days prior to the public hearings.

D. Public Hearing and Notice.

The ~~City Council~~ Planning and Zoning Commission shall hold a public hearing within sixty (60) days on each application for a Variance. Notice shall be given as prescribed in SECTION 5. ~~The Council shall adopt rules governing the conduct of its public hearings, including rules for the presentation of evidence.~~

E. Action by the ~~City Council~~ Planning and Zoning Commission

1. The ~~City Council~~ Planning and Zoning shall act upon the application not more than twenty (20) days following the close of the public hearing on a Variance. ~~The Council may grant a variance as the Variance was applied for or in modified form, or subject to conditions, or the application may be denied. A Variance may be revocable, may be granted for a limited time period, or may be granted subject to conditions as the Council may prescribe. The Council shall notify the applicant~~

CITY OF FLATONIA

Agenda Summary Form

City Council

~~of its decision.~~ The Planning and Zoning Commission shall either recommend approval or denial of a variance request(s) to the City Council. The Planning and Zoning Commission's action shall be entered into the minutes of the Planning and Zoning Commission minutes, specifying the reason(s) which justified recommendation of approval or denial of the variance request(s). In the event of a recommendation of denial by the Planning and Zoning Commission the applicant shall have seven (7) days to notify the City Manager in writing that an appeal to the City Council shall be processed; otherwise, the denial becomes final.

~~2. The concurring vote of the majority of the quorum by the City Council shall be necessary to grant a Variance.~~

F. Review and Evaluation Criteria.

1. Basic Criteria. The Planning and Zoning Commission may recommend approval of a variance request to the City Council may grant a Variance if it makes affirmative findings of fact on each of the following criteria:

- a. The Zoning Regulations applicable to the property do not allow for a reasonable use.
- b. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.
- c. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes or regulations to the Zoning District in which the property is located.

2. Additional Criteria - Parking. The Planning and Zoning Commission may recommend approval of a variance request to the City Council may grant a Variance to a regulation prescribed by this ordinance with respect to the number of off-street spaces or loading facilities required if it makes findings of fact that the following additional criteria are also satisfied:

- a. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretations and enforcement of the specific regulation.
- b. The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.
- c. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.

CITY OF FLATONIA

Agenda Summary Form
City Council

d. The Variance shall run with the use or uses to which it pertains and shall not run with the site.

3. Additional Criteria - Signs. The ~~Planning and Zoning Commission may recommend approval of a variance request to the City Council may grant a variance~~ to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following:

a. That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.

b. That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.

c. That the other types of signs that are permitted by this Ordinance cannot practically be used. In making this determination of practicality, the ~~Board Planning and Zoning Commission~~ may consider:

- The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance; or
- That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
- That alternatives permitted by this Ordinance are prohibitively expensive; or
- That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.

d. That the proposed sign has been reviewed by the Historic Review Board if applicable.

e. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

CITY OF FLATONIA

Agenda Summary Form
City Council

G. Lapse of Variance. Where a variance is **recommended for approval by the Planning and Zoning Commission and** granted by the Council and no building or structure is started pursuant to such variance within six months after the date of the hearing, thereon said variance becomes null and void and of no force or effect.

H. Revocation. Upon violation of any applicable provision of this ordinance, or, if granted subject to conditions, a Variance shall be revoked after thirty (30) days' written notification to the owner of the use or property to the Variance.

I. Variance to Run With Land or Structure. Unless pertaining to off-street parking and loading regulations or otherwise specified at the time a Variance is granted, a Variance shall run with the land and shall continue to be valid upon a change of ownership of the site or structure to which it applies.

It should be noted that if or when the Planning & Zoning Commission were to hear a variance request, the Commission has to keep in mind the "Evaluation and Review Criteria" which is the same criteria that the City Council should consider as well:

Basic Criteria. The **Planning and Zoning Commission may recommend approval of a variance request to the City Council may grant a Variance** if it makes affirmative findings of fact on each of the following criteria:

- a.** The Zoning Regulations applicable to the property do not allow for a reasonable use.
- b.** The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.
- c.** The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes or regulations to the Zoning District in which the property is located.

ORDINANCE 2026.01.01

AN ORDINANCE OF THE CITY OF FLATONIA, TEXAS, AMENDING CERTAIN SECTIONS THE CITY OF FLATONIA'S CODE OF ORDINANCES, CHAPTER 14A, ZONING ORDINANCE, ARTICLE 2, SECTION C; ARTICLE IV, SECTION C (2); AND ARTICLE 5, SECTION 4; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR OPEN MEETINGS, EFFECTIVE DATE, AND OTHER RELATED MATTERS.

WHEREAS, Chapter 14A of the Code of Ordinances of the City of Flatonia contains provisions for establishing the powers and duties of the Planning and Zoning Commission; Supplementary Yard Regulations for reverse/corner lots; Administration of Zoning Regulations – Variance requests; and

WHEREAS, the City Council desires to clarify and/or amend certain sections of Chapter 14A that pertain to duties of the Planning and Zoning Commission; Supplementary Yard Regulations for reverse/corner lots; and Administration of Zoning Regulations – Variance request; and

WHEREAS, the City Council believes it is important to make these amendments/clarifications to these Sections of Chapter 14A – Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment to Article II, Section 2(c) “Powers and Duties of the Planning and Zoning Commission. Section 2(c) – “Powers and Duties of the Planning and Zoning Commission, is hereby modified as follows:

C. Powers and Duties of the Planning and Zoning Commission

1. To prepare and recommend to City Council for adoption a comprehensive plan for the City.
2. To hold public hearings for land use considerations, ~~except~~ variances, and recommend plans of action to the City Council.
3. To prepare and recommend to City Council for adoption subdivision regulations and to approve or disapprove subdivision plats.
4. To prepare and recommend to City Council for adoption zoning regulations and to recommend zoning district boundaries, including the power to hold public hearings, enforce the regulations, and recommend changes in the regulations and district boundaries.
5. To prepare and recommend adoption of urban conservation, rehabilitation and redevelopment programs allowed by state law.
6. To report on planning and zoning problems that are referred to it for review by the City Manager or the City Council.
7. To prepare such surveys, reports and studies as are required for the above and other authorized purposes.

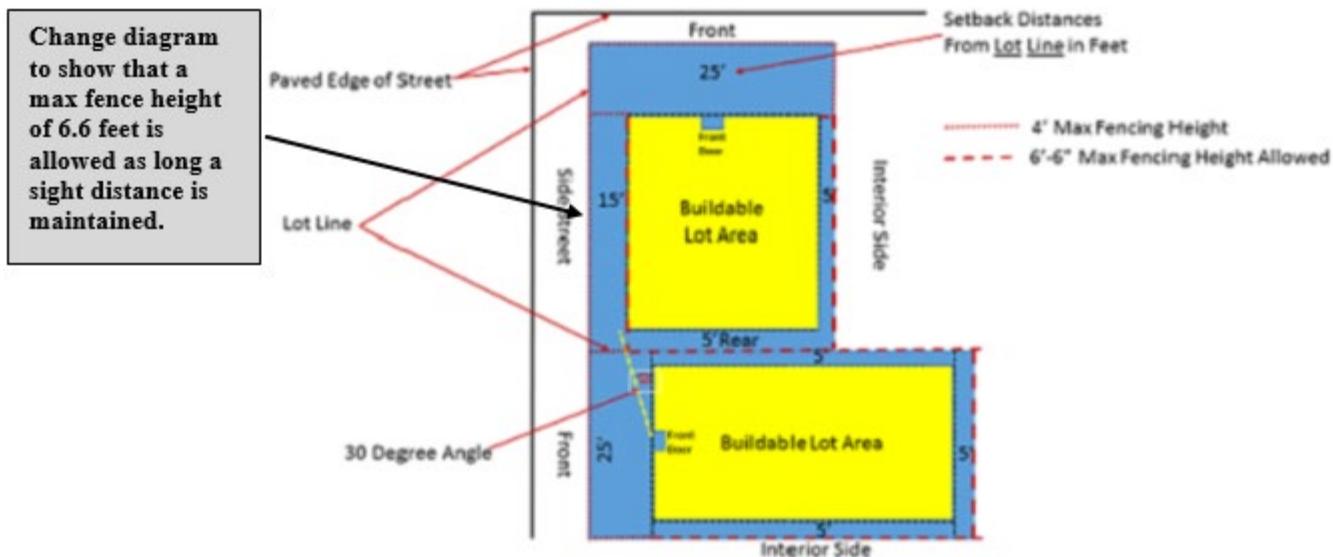
Section 3. Amendment to Article VI, Section 3(c)(2) – “Height, Yard and Area Requirements – Supplementary Yard Regulations – Reverse Corner Lots. Section 3(c)(2), Height, Yard and Area Requirements Reverse Corner Lots is hereby modified to change the diagram to allow for a fence height 6'6" along the street side from the rear property line to the front building line of the lot:

Section 5. Amendment to Article V, Section 4 – “Administration of Zoning Regulations – Variance Procedures. Section 4 – “Variance Procedure, is hereby modified as follows:

A. Purpose.

This procedure is intended to provide relief from the terms of the Zoning Property Development Regulations and Sign Ordinance when, because of special circumstances applicable to the property, the strict application of the Zoning Property Development Regulations and Sign Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification,

Reverse Corner, Fencing Heights and 30 Degree Rule



and to ensure that any adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the district in which such property is situated. A variance shall not allow a land use activity in a zoning district where it is specifically excluded by the terms of the zoning ordinance.

B. Application and Fees.

1. Application for a Variance shall be filed with the City Manager. The application shall include the following:

- a. Name and address of the owner or applicant.
- b. Address and legal description of the property.
- c. If the applicant is not the legal owner of the property, a statement that the applicant is the authorized agent of the owner.

- d. A statement describing the Variance requested and the reasons why it complies with the criteria for Variances provided in SECTION 4.F.
- e. Site plans, preliminary building elevations, preliminary improvement plans or other maps or drawings, sufficiently dimensional as required to illustrate the following, to the extent related to the Variance application:
 - Existing and proposed location and arrangement of uses on the site, and on abutting sites within fifty (50) feet.
 - Existing and proposed site improvements, buildings and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale and architectural character.
 - Existing and proposed topography, grading, landscaping, screening, irrigation facilities and erosion control measures.
 - Existing and proposed parking, loading and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.

2. The City Manager may request additional information necessary to enable a complete analysis and evaluation of the variance request, and a determination as to whether the circumstances prescribed for the granting of a Variance exist.

3. An application fee of \$100 shall accompany the application. (See SECTION 5 for more information on fees.)

4. A single application may include requests for Variances for more than one regulation applicable to the same site, or for similar Variances on two or more adjacent parcels with similar characteristics.

C. Report of the City Manager.

The City Manager shall review and prepare a report on the application. The report shall be filed with the ~~City Council~~ **Planning and Zoning Commission** and made available to the applicant at least five (5) days prior to the public hearings.

D. Public Hearing and Notice.

The ~~City Council~~ Planning and Zoning Commission shall hold a public hearing within sixty (60) days on each application for a Variance. Notice shall be given as prescribed in SECTION 5. ~~The Council shall adopt rules governing the conduct of its public hearings, including rules for the presentation of evidence.~~

E. Action by the ~~City Council~~ Planning and Zoning Commission

~~1. The City Council Planning and Zoning~~ shall act upon the application not more than twenty (20) days following the close of the public hearing on a Variance. ~~The Council may grant a variance as the Variance was applied for or in modified form, or subject to conditions, or the application may be denied. A Variance may be revocable, may be granted for a limited time period, or may be granted subject to conditions as the Council may prescribe. The Council shall notify the applicant of its decision. The Planning and Zoning Commission shall either recommend approval or denial~~

of a variance request(s) to the City Council. The Planning and Zoning Commission's action shall be entered into the minutes of the Planning and Zoning Commission minutes, specifying the reason(s) which justified recommendation of approval or denial of the variance request(s). In the event of a recommendation of denial by the Planning and Zoning Commission the applicant shall have seven (7) days to notify the City Manager in writing that an appeal to the City Council shall be processed; otherwise, the denial becomes final.

~~2. The concurring vote of the majority of the quorum by the City Council shall be necessary to grant a Variancee.~~

F. Review and Evaluation Criteria.

1. Basic Criteria. The ~~Planning and Zoning Commission may recommend approval of a variance request to the~~ City Council ~~may grant a Variancee~~ if it makes affirmative findings of fact on each of the following criteria:

- a. The Zoning Regulations applicable to the property do not allow for a reasonable use.
- b. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.
- c. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes or regulations to the Zoning District in which the property is located.

2. Additional Criteria - Parking. The ~~Planning and Zoning Commission may recommend approval of a variance request to the~~ City Council ~~may grant a Variancee~~ to a regulation prescribed by this ordinance with respect to the number of off-street spaces or loading facilities required if it makes findings of fact that the following additional criteria are also satisfied:

- a. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretations and enforcement of the specific regulation.
- b. The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.
- c. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.
- d. The Variance shall run with the use or uses to which it pertains and shall not run with the site.

3. Additional Criteria - Signs. The ~~Planning and Zoning Commission may recommend approval of a variance request to the~~ City Council ~~may grant a variancee~~ to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following:

- a. That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.
- b. That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.
- c. That the other types of signs that are permitted by this Ordinance cannot practically be used. In making this determination of practicality, the **Board Planning and Zoning Commission** may consider:
 - The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance; or
 - That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
 - That alternatives permitted by this Ordinance are prohibitively expensive; or
 - That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.
- d. That the proposed sign has been reviewed by the Historic Review Board if applicable.
- e. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

G. Lapse of Variance. Where a variance is **recommended for approval by the Planning and Zoning Commission and** granted by the Council and no building or structure is started pursuant to such variance within six months after the date of the hearing, thereon said variance becomes null and void and of no force or effect.

H. Revocation. Upon violation of any applicable provision of this ordinance, or, if granted subject to conditions, a Variance shall be revoked after thirty (30) days' written notification to the owner of the use or property to the Variance.

I. Variance to Run With Land or Structure. Unless pertaining to off-street parking and loading regulations or otherwise specified at the time a Variance is granted, a Variance shall run with the land and shall continue to be valid upon a change of ownership of the site or structure to which it applies.

Section 6. Repeal of Conflicting Ordinances. All parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of the most restrictive ordinance shall govern.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 8. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the City Council would have enacted the same without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

Section 9. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov't. Code.*

PASSED AND APPROVED ON the 13th day of January 2026.

ATTEST:

THE CITY OF FLATONIA, TEXAS

Jacqueline Ott, City Secretary

Travis Seale, Mayor

CITY OF FLATONIA

Agenda Summary Form City Council

Deliberation Agenda #	Title: Discussion and take possible action to approve Ordinance #2026.1.2 amending Division 12, Section 10.02.391 "Drainage; Section 10.02.392 "Ditches"; and Section 10.02.393 "Storm sewers and curb inlets" of the City of Flatonia Code of Ordinances to provide for "zero net increase" in storm water runoff rates, drainage calculations based on a one hundred (100) year storm instead of a twenty-five (25) year storm; open drainage channels capable of conveying a one hundred (100) year storm; and storm sewers capable of conveying a twenty-five (25) year storm.
3	
	Summary: The topic of handling and managing stormwater runoff (drainage) has been discussed with both the Planning & Zoning Commission and the City Council. The main point of the proposed amendments or revisions is to increase the requirements for how drainage should be planned for and handled. The proposed revisions were presented to the Planning & Zoning Commission on Tuesday, January 6, 2026 and were recommended for approval.
	The proposed changes shown below would be for new multi-lot (more than 4-lots) that require the extension of streets and utility infrastructure, new commercial (non-residential development) or phased commercial developments. The proposed changes below would not be enforced on new single lot residential development on an existing or in-fill lot.
	<ol style="list-style-type: none">1. Division 12, Section 10.02.391 "Drainage" currently reads "Structures for drainage shall be constructed in such locations and of such size to adequately serve the subdivision and the contributing drainage area. The registered professional engineer shall make drainage calculations based on a twenty-five (25) year storm".
	Proposed Motion(s):
	<input type="checkbox"/> I move to _____
	<input type="checkbox"/> I move to _____
	Maker of Motion: _____ Second: _____
	Laney: _____ Homan: _____ Kocian: _____ Brazill: _____
	Mayor Seale: _____ Mayor Pro Tem Sears: _____

CITY OF FLATONIA

Agenda Summary Form
City Council

The proposed changes to Division 12, Section 10.02.391 “Drainage” would read “New multi-lot subdivisions (more than 4 lots), new commercial (non-residential), or phased commercial developments shall include drainage infrastructure to yield a zero net increase in runoff based on the 2, 10, 25, and 100-year storm events. New multi-lot subdivisions will be required to have curb and gutter streets and underground storm sewer. No roadside ditches will be allowed. Hydraulic and hydrologic calculations shall be signed and sealed by a professional engineer licensed in the State of Texas.”

“Zero Net Increase” as stated above implies that no increase in stormwater runoff would be allowed with a new development therefore requiring detention of some type.

2. Section 10.02.392 “Ditches”: Currently Section 10.02.392 Ditches (a) reads “Enclose all existing open drainage ditches in concrete or corrugated metal structures of such size as will adequately serve the subdivision and adjacent drainage area; or

The way that Section 10.02.392 “Ditches” currently reads, it could be interpreted that **all existing open ditches would need to be enclosed either by the City or a developer.** With thousands of linear feet of existing open ditches throughout the City, this needs to be clarified. Any new multi-lot subdivision, more than 4 lots that requires the extension of streets and utility infrastructure will be required to put in curb & gutter and underground storm sewer. Any proposed subdivision or 4 or fewer lots that has access to a public right of way and does not require the extension of water and sewer mains is considered an Administrative Plat or Minor Plat which does not require the approval of the Planning & Zoning Commission or the City Council.

The proposed changes to Division 12, Section 10.02.392 Open Channels (a) would read as follows: “(a) Open drainage channels shall be capable of conveying the 100-year storm event and be contained within a public drainage easement. Each Public Drainage Easement shall be shown on the final plat;” or

3. Section 10.02.393 “Storm sewer and curb inlets”: Currently Section 10.02.393 reads “Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred feet (500’). The size and location of all storm sewers and curb inlets shall be approved by the city manager”.

CITY OF FLATONIA

Agenda Summary Form

City Council

The proposed changes to Division 12, Section 10.02.393, would read as follows:
“Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred feet (500’). Storm sewer systems shall be capable of conveying the 25-year storm and 100-year storm shall be contained within the street right of way.

The proposed changes to Section 10.02.393 should provide some clarity on what is actually required for new storm sewer and curb inlets when being designed and installed. Designing actual storm sewer pipes to a 25-year storm within the right of way or within a new street is very standard but you will also note the addition of the right of way being able to accommodate a 100-year storm. In subdivision development, a new curb and gutter street serves two main functions; access to each individual lot by vehicles and the conveyance of storm water.

It might be asked, “why not install underground storm sewer pipes that would accommodate a 100-year storm event”? First, it would be very cost prohibitive because of the cost of the size of pipe that would be needed, especially when thinking about long-term maintenance by the City of Flatonia. The excavation that would be needed for that size of pipe would be considerable. Secondly, with the amount of elevation drop or change from the south portion of town to the north, it is not needed. Storm water from heavy rain events tends to drain off quickly. Perhaps in a city that does not have sufficient change in elevation, larger storm water pipe may be needed to provide additional storage until the storm water could drain off.

ORDINANCE 2026.01.02

AN ORDINANCE OF THE CITY OF FLATONIA, TEXAS, AMENDING CHAPTER 10 DIVISION 12 SUBDIVISION REGULATION; SECTION 10.02.391 “DRAINAGE”; SECTION 10.02.392 “DITCHES”; AND SECTION 10.02.393 “STORM SEWERS AND CURB INLETS OF THE CITY OF FLATONIA’S CODE OF ORDINANCES; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR OPEN MEETINGS, EFFECTIVE DATE, AND OTHER RELATED MATTERS.

WHEREAS, Chapter 10 Division 12 of the Code of Ordinances of the City of Flatonia contains provisions for establishing storm water drainage requirements.

WHEREAS, the City Council finds that these amendments will enhance storm water drainage requirements, provide for safety from storm water runoff, assist in protecting private property and enhance the quality of life; and

WHEREAS, the City Council believes it is important to make these amendments Chapter 10, Division 12 “Drainage” to improve the City of Flatonia’s drainage requirements to provide for safety from storm water runoff, assist in protecting private property and to enhance the quality of life; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment to Chapter 10, Division 12, Section 10.02.391 “Drainage”. Section 10.02.391 “Drainage” modified as follows:

10.02.391 Drainage.

~~Structures for drainage shall be constructed in such locations and of such size to adequately serve the subdivision and the contributing drainage area. The registered professional engineer shall make drainage calculations based on a twenty five (25) year storm.~~

New multi-lot subdivisions (more than 4 lots), new commercial (non-residential), or phased commercial developments shall include drainage infrastructure to yield a zero net increase in runoff based on the 2, 10, 25, and 100-year storm events. New multi-lot subdivisions will be required to have curb and gutter streets and underground storm sewer. No roadside ditches will be allowed. Hydraulic and hydrologic calculations shall be signed and sealed by a professional engineer licensed in the State of Texas.

Section 3. Amendment to Chapter 10, Division 12, Section 10.02.392(a) “Ditches”. Section 10.02.392 “Ditches” modified as follows:

Section 10.02.392 (a) “Ditches”: ~~“Enclose all existing open drainage ditches in concrete or corrugated metal structures of such size as will adequately serve the subdivision and adjacent drainage area; or~~

Section 10.02.392(a) “Open Channels” Open Drainage Channels shall be capable of conveying the 100-year storm event and be contained within a public drainage easement. Each Public Drainage Easement shall be shown on the final plat: or

Section 4. Amendment to Chapter 10, Division 12, Section 10.02.393 “Storm Sewers and Curb Inlets”

Section 10.02.393 Storm Sewer and Curb Inlets is modified as follows:

~~Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred feet (500’). The size and location of all storm sewers and curb inlets shall be approved by the city manager”.~~

Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided, to limit the maximum flow on paved streets to five hundred feet (500’). The size and location of all storm sewer curb inlets shall be approved by the city manager.

Storm sewer systems shall be capable of conveying the 25-year storm and the 100-year storm shall be contained within the street right of way.

Section 6. Repeal of Conflicting Ordinances. All parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of the most restrictive ordinance shall govern.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov’t. Code.

Section 8. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the City Council would have enacted the same without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

Section 9. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov’t. Code.*

PASSED AND APPROVED ON the 13th day of January 2026.

ATTEST:

THE CITY OF FLATONIA, TEXAS

Jacqueline Ott, City Secretary

Travis Seale, Mayor

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda #	Title: Discussion and possible action to approve Ordinance #2026.01.3 amending Article 8 "Subdivision Related Fees" of the City of Flatonia Fee Schedule to create Article 8 "Subdivision and Development Related Fees and establish a fee for drainage plan review for new commercial development and multi-lot subdivisions that require the extension of roads and utilities.
4	

Summary: This agenda item would make two (2) amendments to Article 8 "Subdivision Related Fees" of the City of Flatonia Code of Ordinances:

1. Change the title of Article 8 from "Subdivision Related Fees" to "Subdivision and Development Related Fees"
2. Create **Section A8.002 "Development Related Fees" (1) Drainage Plan Review Fee(s)**. Staff is proposing a minimum **Drainage Plan Review Fee of \$1,000** for any new multi-lot subdivisions (more than 4 lots), new commercial development (non-residential), or phased commercial developments. This is based on the City's need to use an outside engineer to review development plans and subsequent drainage plans that are submitted to the City of Flatonia for review and approval. A **minimum of \$1,000** is established, but this fee could also increase based on the complexity of the development, the need to cross any creeks or drainage features, and an estimate provided by the outside or consultant engineer that will be assisting the City of Flatonia with the review.

The Planning and Zoning Commission recommended approval of the amendments on Tuesday, January 6, 2026.

Proposed Motion(s):

I move to _____

I move to _____

Maker of Motion: _____ **Second:** _____

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

Mayor Seale: _____ Mayor Pro Tem Sears: _____

ORDINANCE 2026.01.03

AN ORDINANCE OF THE CITY OF FLATONIA, TEXAS, AMENDING ARTICLE 8, "SUBDIVISION RELATED FEES, APPENDIX "A" OF THE CITY OF FLATONIA'S CODE OF ORDINANCES; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR OPEN MEETINGS, EFFECTIVE DATE, AND OTHER RELATED MATTERS.

WHEREAS the City Council of the City of Flatonia has heretofore, by ordinance, set fees for subdivision and development related fees; and

WHEREAS the City Council of the City of Flatonia amends Article 8 "Subdivision Related Fees" to provide for clarity and additional fees related to development; and

WHEREAS the City Council finds that amending Article 8 "Subdivision Related Fees" will add clarity for development and allow the City of Flatonia to collect fees for drainage study reviews; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment to Article 8 "Subdivision Related Fees of Appendix "A". Article 8 "Subdivision Related Fees" is modified as follows:

Article 8 "Subdivision Related Fees"

Article 8 "Subdivision and Development Related Fees"

Section 3. Amendment to Article 8 "Subdivision Related Fees of Appendix "A". Article 8 Subdivision Related Fees is modified as follows:

Section A8.002 "Development Related Fees"

(1) Drainage Plan Review Fee(s) – minimum of \$1,000 (Fee could increase based on the complexity of the development, the need to cross any creeks or drainage features and by an estimate provided by an outside consultant engineer that will be assisting the City of Flatonia with the review.

Section 6. Repeal of Conflicting Ordinances. All parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of the most restrictive ordinance shall govern.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 8. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the City Council would have enacted the same without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

Section 9. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov't. Code.*

PASSED AND APPROVED ON the 13th day of January 2026.

ATTEST:

THE CITY OF FLATONIA, TEXAS

Jacqueline Ott, City Secretary

Travis Seale, Mayor

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 5	Title: Discussion and possible action to authorize the City Manager to sign a letter of support for the Capital Area Rural Transportation System (CARTS) request for funding to the FY 2026 Texas Department of Transportation (TxDOT) Coordinated Call for Projects grant application.
Summary: The City of Flatonia has received a letter from Capital Area Rural Transportation Systems (CARTS) requesting a letter of support from the City of Flatonia that would accompany CARTS application for grant funding from the Texas Department of Transportation (TxDOT). CARTS states in their letter of request that the grant funding from TxDOT is a 2-year cycle through which CARTS can apply for funding to support various improvements to infrastructure and service.	
CARTS has seven (7) projects that they are including for consideration in this cycle of funding essential to continuing their Interurban Coach service and routes that are mainly in and around the larger urban areas. As well as capital improvement projects to the eight rural transit centers/stations that CARTS operates along with the planning and building of two additional stations in Flatonia and Lockhart.	
The letter of request from CARTS and the letter of support are attached for your review.	
Proposed Motion(s):	
<input type="checkbox"/> I move to _____	
<input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____	
Mayor Seale: _____ Mayor Pro Tem Sears: _____	



Date: January 2, 2025

Ray Miller
P.O. Box 329,
Flatonia, TX 78941

RE: Request for support letter CARTS grant application

Dear Mr. Miller,

Every two years CARTS has opportunity to apply for discretionary grant funding from TxDOT to continue its current services, develop infrastructure or to introduce or plan new services. Local support is a critical element in the evaluation of projects, so we ask for letters signifying that. This cycle we have seven (7) projects we are applying for and request a support letter to aid our application. This cycle is largely infrastructure-based projects to support our regional network.

THE CARTS DISTRICT

5300 Tucker Hill Ln
Cedar Creek, TX 78612

PO Box 6050
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RideCARTS.com

Regional transportation for the
non-urbanized areas of Bastrop.

Blanco, Burnet, Caldwell,
Fayette, Hays, Lee, Llano.

Travis and Williamson counties.

The most essential of the projects is the continuation of services for our Interurban Coach routes that provide scheduled regional bus service throughout our District, connecting at our Eastside Bus Plaza to Flix/ Greyhound, Capital Metro and to the metropolitan area for medical and other services people need to have access to, as well as connecting all major towns in our District to one another. These operating funds are essential to regional connectivity. We will also request bus replacement funds for these routes.

The balance of the projects are capital investments. CARTS operates from eight transit centers in its district. These facilities serve as a hub for local and intercity services and provide a focal point for transit in the local cityscape. We propose planning and building two additional stations in the cities of Flatonia and Lockhart. Both sites will locate in the central business district and were selected in consultation with the local government.

Three of our facilities that were built 15-25 years ago (Georgetown, San Marcos Taylor) will be the subject of a planning project to evaluate needed rehabilitation or expansion of these facilities. Two of these Stations (Georgetown and Taylor) have solar assets that need to be updated, and we will request funding to update those energy assets. We will also apply for construction funding for the expansion of the capacity of the Bastrop Park-n-Ride facility in that rapidly growing city and for funding to continue making improvements to the Eastside Bus Plaza to address the increased bus traffic at that location. The capital projects proposed are economic drivers, employing local construction companies and design professionals, and are sound investments.

We have prepared a sample letter for your review that we ask you provide to us to enclose in our application. Please alter it to your satisfaction. As our applications are due on January 23, 2022, we ask if you could provide yours by January 20, or sooner if you are able to do so. An electronic version (pdf) is best but originals by mail are also acceptable.

For any questions or if you need additional information on these CARTS projects or our application process, please either contact me by phone at 512/505-5678 or via email at Dave@RideCARTS.com.

Thanks for your consideration.

David L. Marsh, CARTS General Manager

January 13, 2026

Mr. Eric Gleason, Director
Public Transportation Division
Texas Department of Transportation
125 East 11th Street
Austin, Texas 78701

Dear Mr. Gleason:

On behalf of the City of Flatonia, I am writing in support of the Capital Area Rural Transportation System (CARTS) proposals for funding under the Texas Department of Transportation's bi-annual Coordinated Call for Projects. The City of Flatonia endorses all projects submitted by CARTS, recognizing CARTS as a regional asset that employs a collaborative approach to planning and providing transit options throughout its ten-county service area.

CARTS has informed us of the seven (7) projects for which it intends to seek funding. We respectfully request your consideration of the comprehensive approach CARTS uses to make incremental improvements to its ability to maintain and expand transit services and supporting infrastructure, all with the goal of improving mobility across the region. We ask that TxDOT give favorable consideration to these proposals.

The City of Flatonia also believes the CARTS Interurban service continues to merit support, as it enables residents within the CARTS service area to reliably and conveniently access regional destinations as well as Greyhound's nationwide intercity bus network. We look forward to continuing to work with CARTS on this effort, along with its other local and regional initiatives.

The City of Flatonia supports the CARTS applications for funding offered through this competitive process and strongly recommends the merits of the projects submitted.

Sincerely,

Ray Miller, Jr.
City Manager
City of Flatonia
361-865-3548
manager@ci.flatonia.tx.us