



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
August 12, 2025
6:30 PM

MINUTES

1. Call to Order

Chris Jacobs called the meeting to order at 6:30 PM.

Wayne Robbins, Kyle Real, Marlin Tanneberger, and Kevin Hyland were present.

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs lead the prayer and Pledge.

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

There were no Citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)

A. Minutes from the 05/06/2025 Planning and Zoning meeting

Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Wayne Robbins, all in favor.

5. Public Hearing

- A. Public hearing regarding the request for A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 13886 US HWY 87 W LA VERNIA, TX 78121, legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY as described in the attachment

A.1 Open Public Hearing

A.2 Requestor presentation

A.3 Staff presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the city council regarding Ordinance 081425-01 the SUP for 13886 US HWY 87 W LA VERNIA, TX 78121 , legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor presentation

Lacey Ellis presented on the proposed 5,000 sq ft restaurant.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor as commercial is the highest and best use of the property, but we should follow the landscape code.

A.4 Receive Public Comments

Nicole Zimmerle spoke, states she has concerns about drainage flooding, also curious about lights.

A.5 Close Public Hearing

The Public Hearing was closed @6:56PM

A.6 Discuss and consider a recommendation to the city council regarding Ordinance 081425-01 the SUP for 13886 US HWY 87 W LA VERNIA, TX 78121 , legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY

Chris Jacobs says a private engineer as well as the city engineer will review the flood plane, the city also has a good light Ordinance.

Marlin Tanneberger made a motion to recommend and send to Council, seconded by Kyle Real, all in favor.

- B. Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

A.1 Open Public Hearing

A.2 Requester Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the city council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

Item moved to next month.

6. Items Specific to Future Line Items on the Agenda

- Boondockers Program
- NP Homes Public Hearing

7. Adjourn

Kevin Hyland motioned to adjourn the meeting @7:05PM, seconded by Wayne Robbins, all in favor.

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Planning & Zoning Commission for the City of La Vernia 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 Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on Aug **08, 2025 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary