City of La Vernia

CITY COUNCIL MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
October 08, 2026
6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:40PM

Mayor Gilbert, and Council members Recker, Rabel, Evans, Ingle and Oates were present.

2. Invocation & Pledge of Allegiance

Pastor lead the prayer and Mayor Gilbert lead the pledges.

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 council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

Cindy Jendrusch and Jan Lares addressed concerns regarding school traffic, stating that parents are using Silverado Hills for student pick-up and drop-off. They explained that this has resulted in vehicles blocking residents' driveways and creating access issues. They requested that the Police Department explore alternative options to help manage parent pick-up and drop-off traffic. Mayor Gilbert stated that he would discuss the matter with the Chief of Police to determine possible solutions.

Bobbie Jo, representing Thriving Hearts Crisis Center, read the proclamation recognizing Domestic Violence Awareness. Mayor Gilbert then completed the reading of the proclamation.

4. Consent Agenda

(All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)

A. 4th quarter 2026 Investment Report
B. Minutes from the September 10, 2026 meeting

Motion made by Recker, seconded by Rabel to approve as listed, all in favor.

5. Proclamations

A. Proclamation regarding Domestic Violence

Bobbie Jo, representing Thriving Hearts Crisis Center, read the proclamation recognizing Domestic Violence Awareness. Mayor Gilbert then completed the reading of the proclamation during citizens to be heard.

6. Public Hearing

A. The City Council will host a public hearing to discuss and consider action on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**, requesting to change from the current R-A Residential Agriculture to C-2 General Commercial District.

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 action on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.

A.1 Open Public Hearing

The Public hearing was opened @6:58PM.

A.2 Requestor Presentation

Wendy from The Keith Corporation presented for Tractor Supply.

A.3 Staff Presentation

City Administrator Lindsey Wheeler stated that the replat associated with the rezoning request was approved on Tuesday. She informed the Council that the Planning and Zoning Board recommended denial of the rezoning request and suggested that the applicant instead rezone the property to C-1 and apply for the necessary variances. One of the Board's concerns was that if Tractor Supply does not move forward with construction, the property would remain zoned C-2.

However, City staff's recommendation is to approve the rezoning request. Lindsey

Wheeler also stated that Tractor Supply has indicated its willingness to include a contingency plan stating that the property would be developed as a Tractor Supply location, otherwise, the property would revert to R-A zoning.

A.4 Receive Public Comments
There were no public comments.

A.5 Close Public Hearing
The Public Hearing was closed @7:06PM.

A.6 Discuss and consider action on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.
Mayor Gilbert stated that denying the rezoning request and requiring the applicant to rezone the property to C-1 and apply for variances would create additional hurdles. He expressed his appreciation for the Planning and Zoning Board and the work they put into reviewing the request at Tuesday night's meeting. Mayor Gilbert recommended that the Council approve the rezoning request with the proposed conditions.
Motion made by Oates, seconded by Recker to approve Ordinance No. 100826-01, a re-zone application for the property described as A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6), requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District. With the contingency that the property be developed as a Tractor Supply Company location and that the sale of the property be finalized, all in favor.

7. Discussion Only

A. Discussion surounding amendments to Ch. 38, Zoning regarding landscape standards and tree preservation
City Engineer Morgen Gore presented a chart on proposed changes to Chapter 38. Council stated they like the optional irrigation meter for residents but mandatory for commercial, they also like the fee for tree removal and would like this to come back next month for a public hearing.

8. Resolutions

A. Discuss and consider action on Resolution No. R100826-01 regarding financial assistance from the Texas Water Development Board
City engineer Morgen Gore stated this approves us moving forward with the grant.
Motion made by Recker, seconded by Rabel to approve Resolution No. R100826-01 regarding financial assistance from the Texas Water Development Board, all in favor.

B. Discuss and consider action on Resolution No. R100826-02 an amendment to the interlocal agreement between the City of La Vernia and San Antonio River Authority

Katie with the San Antonio River Authority (SARA) stated that they currently handle maintenance and permitting for the City's wastewater treatment plant. She also announced that their services will be expanding to include the lift station.
Motion made by Oates, seconded by Recker to approve Resolution No. R100826-02 an amendment to the interlocal agreement between the City of La Vernia and San Antonio River Authority, all in favor.

C. Discuss and consider action on Resolution No. R100826-03 regarding eminent domain for 13521 US HWY 87 W LA VERNIA, TX 78121
City Engineer Morgen Gore stated that this is the final component needed to complete the drainage project. She explained that the City has made several attempts to contact the property owners to discuss purchasing the property but has not received a response. City Administrator Lindsey Wheeler added that the drainage project would ultimately increase the value of the property.
Mayor Gilbert stated that although this is not his preferred course of action, it is necessary to move forward with the project to ensure the safety and protection of the City and its residents.
Motion made by Recker, seconded by Rabel to approve Resolution No. R100826-03 regarding eminent domain for 13521 US HWY 87 W LA VERNIA, TX 78121
A roll call vote was taken:
Mayor Gilbert- for
Dianell Recker- for
Justin Oates- for
Katie Evans- for
Chelsey Ingle- for
Garrett Rabel- for

D. Discuss and consider action on Resolution No. R100826-04 regarding waste water master plan
Amy from Plummer presented, she stated this is a long rage plan -10 years.
Motion made by Rabel, seconded by Evans to approve Resolution No. R100826-04 regarding waste water master plan, all in favor.

9. Items Specific to Future Line Items on the Agenda

- Chapter 38 Ordinance

10. Adjourn

Motion made by Oates, seconded by Rabel to adjourn at 7:33PM, 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 City Council 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 permit a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council 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 City Council 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 **October 02, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary