



City of La Vernia
**CITY COUNCIL WORKSHOP AND NOTICE OF
POSSIBLE QUORUM**

102 E. Chihuahua St., La Vernia, Texas 78121

June 30, 2026

6:00 PM

MINUTES

1. Call to Order

The workshop was called to order at 6:00PM

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

2. 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.)

There were no citizens to be heard.

3. Discussion Only

A. Discussion regarding proposed Improvement District Agreement between the city of La Vernia and KingFish Development

Jeff Czar with KingFish spoke regarding the proposed development of the residential portion of the property. He stated that KingFish would like to develop affordable homes for individuals and families wanting to live in La Vernia, including young families and empty nesters. Starting home prices are anticipated to be in the mid-\$300,000s.

Jeff explained that a portion of the property is currently located within the ETJ, and KingFish would like to annex that portion into the city limits. He reviewed the proposed phasing plan and stated that they would like to have a private HOA for the community center. They also plan to have residents moved into the development by 2029.

Rob Killen, representing KingFish, was also present. He further discussed KingFish's desire to annex the portion of the property currently located in the ETJ into the city limits. He stated that they would like to complete the annexation process quickly and have that portion of the property included in the City's CCN. Rob also discussed the plans for a private HOA to manage the private community center.

Rob explained that the property is currently zoned R-A and that KingFish would like to rezone the property to a PDD. He then discussed PIDs, including what they can pay for and how they can benefit both the City and the homeowners.

Oates asked whether the City is legally required to approve a petition for a PID. Rob stated that the City is not required to approve the petition.

Oates also asked what would happen to the development if the City did not approve the request. Jeff stated that the development would have fewer amenities and would consist of 50-foot lots.

Jeff presented examples of amenity spaces from other developments, as well as examples of homes. Council asked whether KingFish had selected any builders for the project. Jeff stated that they had not selected any builders at this time.

Mayor Gilbert asked why the multifamily housing component had been removed from the development plans. Jeff stated that they reviewed the public response to the development online and decided to remove the multifamily housing. Mayor Gilbert stated that he would like to see the multifamily housing component added back into the development.

Jeff asked Council to consider KingFish's requests.

4. Items Specific to Future Line Items on the Agenda

- PID

5. Adjourn

Motion made by Oates to adjourn at 7:06PM, seconded by Rabel, 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 **June 24, 2026 at 4:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary