



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
May 06, 2025
6:30 PM

MINUTES

1. Call to Order

Wayne Robbins called the meeting to order at 6:30 PM.

Kyle Real, Marlin Tanneberger, and Kevin Hyland were present, Chris Jacobs was absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Wayne Robbins 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 10/08/2024 Planning and Zoning meeting

Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Kyle Real, 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 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel 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 No. 050825-01 the SUP for La Vernia One LLC

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor presentation

Pat Gardner gave a presentation. He proposed his site plan for behind Sonic, next to the quick lube with 2 drive-thrus.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor to approve the 2 drive-thrus. City Secretary Madison Farrow read the 2 responses received from the notice of public hearing within the 200 ft of the request, 1 response was in favor and one response was opposed.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @6:39PM

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 050825-01 the SUP for La Vernia One LLC

Kevin Hyland made a motion to recommend and send to Council, seconded by Wayne Robbins, all in favor.

- B. Public hearing regarding the request of the City of La Vernia on the proposed amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) relating to impact fees.

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 City Council on Ordinance No. 061225-01 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

A.1 Open Public Hearing

The Public Hearing was opened @ 6:41PM

A.2 Requestor presentation

Morgen Gore from Southwest Engineers gave a presentation. She presented on the impact fees, that include water impact fees and the 12 projects currently in scope, waste water impact fees, as well as drainage impact fees which we currently do not have.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor of impact fees as proposed.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @7:14PM

A.6 Discuss and consider a recommendation to City Council on Ordinance No.

061225-01 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

Wayne Robbins made a motion to recommend and send to Council, seconded by Kevin Hyland, all in favor.

6. Items Specific to Future Line Items on the Agenda

We will have another Planning and Zoning meeting on June 10th.

7. Adjourn

Kevin Hyland motioned to adjourn the meeting @7:18PM, seconded by Marlin Tanneberger, 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 **MAY 02, 2025 at 5:30 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary