City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
April 07, 2026
6:30 PM

MINUTES

1. Call to Order

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

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

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 02/10/2026 Planning and Zoning meeting
B. Minutes from the 03/10/2026 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. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District 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 a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:33PM

A.2 Requestor Presentation

The two architects were present for the owner, they state they are making a shell building and the lesser will come and finish out their suite. They would like to rezone to C-2 as it allows for a drive-thru, and with the current zone a drive- thru is not permitted. They are not aware of what is going in the drive-thru so they can not apply for an SUP.

A.3 Staff Presentation

City Engineer Morgen Gore states we did receive right away from them for the drainage project. They will not need a retention pound as the drainage project will replace one. They will also be building it up out out the flood plain.

City Secretary Madison Farrow read the 200ft notices she received back. 2 were opposed, and one was in favor.

A.4 Receive Public Comments

Mr. Andrews asked when they build up will it effect his daughters nearby property? Morgen states there may be added water during construction, but long term, no.

A.5 Close Public Hearing
The Public Hearing was closed @6:45PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.
Chris Jacobs states he wants to stick the the future use map, and keep consistent with every property on 87 being C-1. He suggest to apply for a SUP when they know what kind of drive-thru it will be.
Kyle Real made a motion to not recommend to Council, seconded by Kevin Hyland, all in favor.

B. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, 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 on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**

A.1 Open Public Hearing
The Public Hearing was opened @ 6:49PM

A.2 Requestor Presentation
Michael Garrott representing On The Grind spoke, he states at February's council meeting he heard the public and the members. He wants to be sure the concerns were heard.
On The Grinds engineer Tyler Meals spoke. They heard the traffic concerns, they have now made the stacking for 24 cars. They also plan to widen Nicolson to complete the 30ft road.
Michael spoke on the stacking, because they added more staking and pushed it back there will not be any room for another building on the property, this will only hold On The Grind. Even though they expanded for stacking you will never see many cars on their site because they have cameras all over. The video from the cameras are shown inside the building as well as to the owner, they know where the cars are at all times. The runners come out through the back door and take the orders on a tablet, by the time the costumer gets to the window the order is ready. This process takes around 30 seconds. He also states they are going to put in a ADA sidewalk as well.
He spoke about the lighting and all the lighting will be pointed down and meet the dark sky requirements. He addressed the lighting from the headlights in the drive-thru, they are going to keep the billboard and plant trees, with both of these the headlights will be blocked. Chris asked about when the cars are turning in the drive-thru and the headlights are shinning on

the cars traveling north bound? Michael states he sees no issues with this.
He than read the story of the owner and how On The Grind was created.

A.3 Staff Presentation
City Engineer Morgen Gore spoke she states there is not a lot that can go on this property and staff thinks its a good use of property.
City Secretary Madison Farrow read the 200f notices, 2 were opposed.

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

A.5 Close Public Hearing
The Public Hearing was closed @7:26PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**
Chris Jacobs states they have gone above and beyond after the last public hearings and taking in to consideration the community and the boards concerns. He also mentioned the headlights when turning might effect the cars traveling north, and they might want to look at that.
Chris Jacobs made a motion to recommend to Council, seconded by Kyle Real, all in favor.

6. Items Specific to Future Line Items on the Agenda

No future items at this time.

7. Adjourn

Kevin Hyland motioned to adjourn the meeting at 7:33PM, seconded by Kyle Real. 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 previsions 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 **April 01, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary