



City of La Vernia
CITY COUNCIL MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
April 09, 2026
6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:30PM

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

2. Invocation & Pledge of Allegiance

Pastor Bobby Nixon lead the prayer and Mayor Poore 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.)

Carlos De La Cruz spoke, he stated he is running for congress and has the endorsement of President Trump. He wants to fight for the forgotten men and women in the community. He believes the community needs someone who will tell the truth and not back down.

Darla and Karen from the Immanuel Lutheran Church spoke, they hold the Christmas market for the Church. They stated that last year when we closed the road for the Christmas downtown event people could not get to the market. They would like us not to close the road until 2pm next year until the market is over so the customers can drive on the street to get to the market.

Sargent Johnson introduced new police office Anthony Jaeger to Council.

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. Minutes from the 03/12/2026 City Council Meeting
- B. Financials for the month of February
- C. First-quarter 2026 investment report

Motion made by Oates, seconded by Evans to approve as listed, all in favor.

5. Presentations

- A. Recognition of Cub Scouts Arrow of Light Award recipients
- B. Recognition and Letter of Recommendation for Mabry Henry: U.S. Naval Academy Candidate
Mayor Poore gave Mabry a letter of recommendation, and spoke on her accomplishments. Mabry spoke on her accomplishments as well.

6. Proclamations

- A. Dark Sky Proclamation
Mayor Poore read the Dark Sky Proclamation.
- B. Child Abuse Prevention Awareness Proclamation
Mayor Poore read the Child Abuse Prevention Awareness Proclamation, a representative from CASTCAC was present to accept the Proclamation.
- C. Child Abuse Prevention Proclamation
Mayor Poore read the Child Abuse Prevention Proclamation, a representative from CASA was present to accept the Proclamation.
- D. Sexual Assault Proclamation
Mayor Poore read the Sexual Assault Proclamation, a representative from Thriving Hearts Crisis Center was present to accept the Proclamation.

7. Public Hearing

- A. The La Vernia City Council will host a public hearing to discuss and consider action 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 action 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 at 7:00PM.

A.2 Requestor Presentation

There was no requestor presentation.

A.3 Staff Presentation

Interim City Administrator Xavier Millan stated the planning and zoning commission recommended denying the rezone.

City Secretary Madison Farrow read the 200ft notices she received back. 3 were opposed, and one was in favor.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed 7:01PM.

A.6 Discuss and consider action 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.

Motion made by Recker to follow the recommendation of the planning and zoning commission and not accept the rezone, seconded by Gilbert to deny 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.

- B. The La Vernia City Council will host a public hearing to discuss and consider action 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 action 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 at 7:02PM.

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. He showed images of how the building would look like.

On The Grinds engineer Tyler Meals spoke on the site plan. They plan to widen Nicolson to complete the 30ft road, as well as put in a ADA sidewalk.

Michael spoke on the stacking, they have now made the staking for 24 cars. He stated 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 customer gets to the window the order is ready. This process takes around 30 seconds. He spoke about the lighting and all the lighting will be pointed down and meet the dark sky requirements. He then read the story of the owner and how On The Grind was created, as well as a list of donations they have given to the communities they are in. Oates asked when the estimated opening day? Michael stated the goal is six months.

A.3 Staff Presentation

Interim City Administrator Xavier Millan states the planning and zoning commission recommended to approve.

City Secretary Madison Farrow read the 200ft notices she received back, 3 were opposed.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed 7:35PM.

A.6 Discuss and consider action 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**

Motion made by Oates To follow the recommendation of the planning and zoning commission and accept the SUP, seconded by Recker to approve 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, all in favor.**

8. Discussion/Action

- A. Discuss and consider action on the street selection for this year's street maintenance project
Interim City Administrator Xavier Millan stated staff examined the streets to create a list of recommendation. The list consisted of Bear Gardens, CR 342 intersection of Chihuahua and CR 342, River, Hackberry, and DL Vest.
Council request something be added to Bear Gardens so people can not make U-turns.
Motion made by Recker, seconded by Rabel to approve the street selection for this year's street maintenance project, all in favor
- B. Discuss and consider action on the FELPS Summer Youth program
Executive Director Felicia Carvajal stated each year FELPS sponsors a summer youth program by contributing \$2.00 per connected electric meter in the city. FELPS will be contributing \$848, with the city's match the amount will equal to \$1,696.
She stated the MDD will be hosting the summer youth programs. The will be hosting two sciences night and are currently looking into other events.
Motion made by Recker, seconded by Gilbert to match the \$848, and give the MDD the authority, all in favor.

9. Discussion Only

- A. Discussion regarding the potential development of 215.787 acres of land, located along US HWY 87 W inside the city limits, currently owned by FLP Development LLC and legally described as A0015 F HERRERA SUR, TRACT 38, 38A, 39, (A-290 TRACT 4 & A-33 TRACT 6)
Shad Schmid and Jeff Czar from KingFish introduced themselves, they are currently under contract to purchase the property. They handed council a print out of their site plan, the site plan had 653 lots. They believe the completion would take around 8-10 years. They stated around 60 acers of the property are currently not in the city limits, they would like to annex those 60 acers inside of the city limits. Also around 120 acers of the property are currently inside of SS Water's CCN, they would like to move those 120 acers into the city's CCN. They would like to work out a development agreement with the city, possibly a PID.
Council states they would like to have a PID workshop with legal.
- B. Discussion regarding the 2025 Water audit report
Public Works Director Josh De La Zerda spoke on the 2025 Water audit report. He stated we have identified ways to minimize the number and will be executing, as our goal is to minimize the water loss.
- C. Discussion regarding the monthly meter replacement report
Public Works Director Josh De La Zerda stated there has not been much change since the last council meeting. He has received approval to purchase the larger meters and will be doing so.

10. Ordinances

- A. Discuss and Consider action on Ordinance No. 040926-03 regarding the Water Conservation Plan
City Engineer Morgen Gore stated we have not had a water conservation plan in the past. She has made the plan and believes this will help with the water loss.
Motion made by Gilbert, seconded by Rabel to approve Ordinance No. 040926-03 regarding the Water Conservation Plan, all in favor.
- B. Discuss and consider action on Ordinance No. 040926-04 regarding FY 25-26 budget amendment
Interim City Administrator Xavier Millan spoke on the amendments to the FY 25-26 budget.
Motion made by Oates, seconded by Recker to approve Ordinance No. 040926-04 regarding FY 25-26 budget amendment, all in favor.

11. Resolutions

- A. Discuss and consider action on Resolution No. R040926-01 appointing Martin Poore to the CRWA Board of Trustees
Motion made by Recker, seconded by Rabel to approve Resolution No. R040926-01 appointing Martin Poore to the CRWA Board of Trustees, all in favor.
- B. Discuss and consider action on Resolution No. R040926-02 Agreement with US Bank for City Credit cards
Finance Administrator Jennifer Mair stated US Bank are now our new city credit cards per the state.
Motion made by Recker, seconded by Evans to approve Resolution No. R040926-02 Agreement with US Bank for City Credit cards, all in favor.
- C. Discuss and consider action on Resolution No. R040926-03 An Agreement for Occupational Medicine Services with the Floresville Elite Care Clinic
Interim City Administrator Xavier Millan states this is for regarding staff drug screening.
Motion made by Oates, seconded by Rabel to approve Resolution No. R040926-03 An Agreement for Occupational Medicine Services with the Floresville Elite Care Clinic, all in favor.

12. Items Specific to Future Line Items on the Agenda

- PID educational workshop

13. Adjourn

Motion made by Oates to adjourn at 8:48PM, seconded by Recker, 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 **April 02, 2026 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