



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
October 08, 2024
6:30 PM

MINUTES

1. Call to Order

Commissioner Chris Jacobs called the meeting to order at 6:30 PM. Commissioners Chris Jacobs, Marlin Tanneberger, and Kevin Hyland were present, while commissioners Wayne Robbins and Kyle Real were absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Commissioner 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 5/7/2024 Planning and Zoning meeting

Commissioner Marlin Tanneberger made a motion to accept the consent agenda as listed, seconded by Commissioner Kevin Hyland, 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. 101024-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to C-1 Commercial Retail.

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. 101024-01 a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** requesting to change from current zoning R-A Residential Agriculture to C-1 Commercial Retail.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor Presentation

Keith Johansen gave a presentation on wanting to turn the property into Commercial retail due to the limited space on US Highway 87. The proposed property would have 3 buildings with 4-5 businesses max.

A.3 Staff Presentation

City Administrator Lindsey Wheeler gave a staff presentation and read the response from 412 Dry Hollow.

A.4 Receive Public Comments

Keith Johansen stated he thinks there will be minimal traffic.

A.5 Close Public Hearing

The Public Hearing was closed @6:47PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 101024-01 a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** requesting to change from current zoning R-A Residential Agriculture to C-1 Commercial Retail.

Commissioner Chris Jacobs would like the City to examine whether this will affect the Texas Historical Guard. The City will speak to the City Attorney about this.

Commissioner Chris Jacobs wishes a traffic/ impact study was done. City Administrator Lindsey Wheeler states we can run a Placer AI pin to determine the road's traffic impact.

Commissioner Kevin Hyland made a motion to recommend and sent it to the Council, seconded by Commissioner Marlin Tanneberger, all in favor.

6. Discussion & Action

- A. Discuss and consider a recommendation to the City Council regarding Ordinance No. 101024-02 amending Ch 38 Sec. 38-304 Additional Use Regulations regarding pools

Commissioner Chris Jacobs moved to recommend and send to Council, seconded by Commissioner Kevin Hyland; all were in favor.

7. Items Specific to Future Line Items on the Agenda

There were no future items discussed.

8. Adjourn

Commissioner Kevin Hyland motioned to adjourn the meeting @7:07PM, seconded by Commissioner 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 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 permits 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 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 **OCTOBER 04, 2024 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