



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
November 12, 2025
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 10/07/2025 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. 111325-01, 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 R-2 General Residence 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. 11325-01, 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 R-2 General Residence District.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:33PM

A.2 Requestor Presentation

Michael Gobart presented on the rezone, he explained he would like to build apartments, this would include 40 units. He explained this would create housing for people who work in La Vernia.

A.3 Staff Presentation

Interim City Administrator Xavier Millan stated they would be set for water and sewer.

A.4 Receive Public Comments

A neighbor of the property states she is opposed to the rezone. She states it would create more traffic which is not safe for the people who walk and ride their bike around the area, it would also increase the risk for break ins. Her family chose the area as it was a bust area, and this would affect their quality of life as well as them losing the agriculture value of their land.

Guy Morgan also spoke stating, he is opposed to the rezone. He states the road can not support the traffic, as two cars can barely pass each other on the road now. He also states that many people in a small neighborhood is not conducive to the area, and believes that water pressure will go down as well. Public Works Director Josh let him know, this will not affect the water pressure.

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. 11325-01, 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 R-2 General Residence District.

Chris Jacobs states the biggest concern is the traffic, and the road can not handle it. Last year when the property had a rezone request the residents showed up very upset and opposed to the rezone.

Kyle Real states this would affect the houses across the streets value.

Chris Jacobs made a motion to not recommend to Council, seconded by Kyle Real, all in favor.

- B. Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

- A.1 Open Public Hearing
- A.2 Requester 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 the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

A.1 Open Public Hearing

The Public Hearing was opened @ 6:54PM

A.2 Requester Presentation

Mason from Intrepid was present, he states there will be residential lots and one commercial lot.

A.3 Staff Presentation

There was no staff presentation.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @7:08PM

A.6 Discuss and consider a recommendation to the City Council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

Chris Jacobs made a motion to recommend to Council, seconded by Kevin Hyland, all in favor.

6. Discussion Only

A. Update on Boondockers

Interim City Administrator Xavier Millan gave an update from Council, they are against the Boondockers.

B. Update on home occupation Ordinance

Interim City Administrator Xavier Millan gave an update from the City Attorney, the Commissioners state they would like to workshop this with Council with the Attorney.

7. Items Specific to Future Line Items on the Agenda

-Public hearing for rezone request

8. Adjourn

Kevin Hyland motioned to adjourn the meeting at 7:30PM, 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 **November 07, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary