City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
October 06, 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.)

Chris Jacobs lead the prayer and Pledge.

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 04/07/2026 Planning and Zoning meeting
B. Minutes from the 05/18/2026 City Council, MDD, and Planning & Zoning Workshop

Kyle Real made a motion to accept the consent agenda as listed, seconded by Marlin Tanneberger. 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 a replat application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**

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 a replat application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**

A.1 Open Public Hearing
The Public Hearing was opened @ 6:32PM

A.2 Requestor Presentation
Wendy from The Keith Corporation and Andrew from Meals Myers Engineering presented for Tractor Supply.

A.3 Staff Presentation
Morgen Gore City Engineer stated the driveway access is currently existing, and not coming exactly off of 87.

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

A.5 Close Public Hearing
The Public Hearing was closed @6:37PM

A.6 Discuss and consider a recommendation to the City Council on a replat application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**
Kyle Real made a motion to 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. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**, requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.

B.1 Open Public Hearing

B.2 Requestor Presentation

B.3 Staff Presentation

B.4 Receive Public Comments

B.5 Close Public Hearing

B.6 Discuss and consider a recommendation to the City Council on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.

B.1 Open Public Hearing
The Public Hearing was opened @ 6:39PM

B.2 Requestor Presentation
Wendy from The Keith Corporation presented for Tractor Supply.

B.3 Staff Presentation
Morgen Gore City Engineer stated she has no concerns with his, and it does match the future use chart, and believes C-2 would be good for the district.
Chris Jacob stated he would prefer C-1 with a SUP for the outdoor storage.

B.4 Receive Public Comments
Landon with dirt dealers stated a lot of properties along 87 are zoned C-2, so he doesn't understand how this would be an issue.

B.5 Close Public Hearing
The Public Hearing was closed @6:51PM.

B.6 Discuss and consider a recommendation to the City Council on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.
Chris Jacobs made a motion to not recommend to Council, seconded by Kevin Hyland, all in favor.

6. Items Specific to Future Line Items on the Agenda

- PDD workshop with Council on October 22nd at 6:00pm.

7. Adjourn

Chris Jacobs motioned to adjourn the meeting at 7:01PM, seconded by Kevin Hyland. 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 **September 30,2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary