

LA VERNIA PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

JULY1, 2014

ITEM NO 1. Call to Order. A regular meeting of the La Vernia Planning and Zoning Commission was called to order at 6:33 and a quorum was declared. Present were Chairman Gordon Bake, and Commissioners Marlin Tanneberger, and Dianell Recker. Also present was City Secretary Angela Cantu. Commissioners Viola Robles and Martin Poore were absent.

ITEM NO 2. Consent Agenda.

A. Minutes from the May 7, 2014 Special Meeting. A motion was made by Dianell Recker and seconded by Marlin Tanneberger to accept the the minutes as presented from the May 7, 2014 meeting. **Motion Carried.**

ITEM NO 3. Citizens to be Heard. Melvin Schroeder addressed the commission regarding the rezoning of Lots #168 & 169 at 309 Seguin St, La Vernia Texas. Mr Schroeder said that he and his family were concerned of what could possibly be built on the property by his 90 year old mother in law, if the property is rezoned.

ITEM NO 4. Public Hearing and Discussion/Action.

A. Public Hearing to receive public comments regarding the re-plat of the "Den Site Restaurant" Lot 1, Block 1, Bluebonnet Rd, La Vernia, Texas. The purpose for the re-plat is to divide Lot 1 into Lots 1A and 1B. Jacob McBee addressed the commission and explained that in order for him to get an SBA loan for the restaurant he has to divide the lots due to part of the property being residential. Chairman Gordon Bake opened the public hearing at 6:37 p.m.. There were no citizens to be heard, the public hearing was closed at 6:37.

B. Discuss and consider a recommendation on the proposed re-plat of the "Den-Site Restaurant" Lot 1, Block 1, Bluebonnet Rd, La Vernia, Texas. A motion was made by Marlin Tanneberger and seconded by Dianell Recker. **Motion Carried.**

C. Public Hearing to receive public comments regarding the proposed change of zoning district classification from present classification of R-2(General Residence) to C-1(Retail) for City of La Vernia, Lot 345A, located at 110 Bluebonnet Rd, La Vernia, Texas 78121. Chairman Gordon Bake opened up the public hearing at 6:41. There were no citizens to be heard and the hearing was closed at 6:41.

D. Discuss and consider a recommendation on the proposed change of zoning district classification from present classification of R-2 (General Residence) to C-1 (Retail) for City of La Vernia, Lot #345A, located at 110 Bluebonnet Rd, La Vernia, Texas 78121. A motion was made by Dianell Recker and seconded by Marlin Tanneberger. **Motion Carried.**

E. Public Hearing to receive public comments regarding the proposed change of zoning district classification of R-A (Single Family Residence) to C-1 (Retail) for City of La Vernia, Lot #168 & 169, located at 309 Seguin, La Vernia, Texas 78121. Chairman Gordon Bake opened the public hearing at 6:45. Mrs. Santos and Melvin Schroeder addressed the commission of future plans of the property. Jacob McBee said that it would not be industrial, but they currently did not have any definite plans. Dianell Recker addressed her concerns about what could possibly go on the property if the rezoning was approved. The public hearing was closed at 6:49.

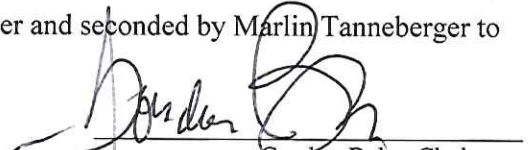
F. Discuss and consider a recommendation on the proposed change of zoning district classification from present classification of R-A (Single Family Residence) to C-1 (Retail) for City of La Vernia, Lot #168 & 169, located at 309 Seguin, La Vernia Texas 78121. A motion to Table was made by Dianell Recker and seconded by Marlin Tanneberger. **Motion Carried.**

G. Public hearing to receive public comments regarding the proposed change of zoning district classification from present classification of C-2 (General Commercial) to C-1 (Retail), City of La Vernia,

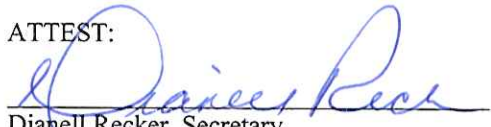
Lot #198A, located at 126 Canfield, La Vernia, Texas 78121. Chairman Gordon Bake opened the public hearing at 6:57. There were no citizens to be heard, the hearing was closed at 6:57 p.m..

H. Discuss and consider a recommendation regarding the proposed change of zoning district classification from present classification of C-2 (General Commercial) to C-1 (Retail), City of La Vernia, Lot 198A, located at 126 Canfield, La Vernia, Texas 78121. Jacob McBee addressed the commission saying that they would like to change from a C-2 to a C-1. There was some discussion as to the correct lot and the current zoning of the property. A motion was made by Dianell Recker and seconded by Marlin Tanneberger to table this item for further review. **Motion Carried.**

ITEM NO 5. Adjourn. A motion was made by Dianell Recker and seconded by Marlin Tanneberger to adjourn. **Motion Carried.** Meeting adjourned at 7:02.


Gordon Bake, Chairman
LaVernia Planning And Zoning Commission

ATTEST:


Dianell Recker, Secretary
LaVernia Planning And Zoning Commission