



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**
City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

July 3, 2018
6:30 p.m.

AGENDA

1. Call to Order

2. Invocation, Pledge of Allegiance and Texas 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 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)

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 Commissioner requests an item be removed and considered separately.)

A. Approve the minutes from the April 3, 2018 Meeting

5. Public Hearing

A. Public Hearing to receive public comments regarding the granting of a Specific Use Permit for a drive-thru lane for a restaurant space located at 102 San Antonio Rd., La Vernia, Texas 78121.

6. Discussion & Action

A. Discuss and consider recommendation on the approval regarding the granting of a Specific Use Permit for a drive-thru lane for a restaurant space located at 102 San Antonio Rd., La Vernia, Texas 78121.

7. Items Specific to Future Line Items on the Agenda

8. Adjourn

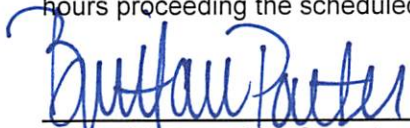
DECORUM REQUIRED

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 and 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 §551.086 (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 and Zoning Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests 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 bporter@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 City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **June 29, 2018 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Porter, City Secretary

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CITY OF LA VERNIA
PLANNING AND ZONING COMMISSION
MINUTES REGULAR MEETING

April 3, 2018

Item No. 1 Call to Order

A regular meeting of the Planning and Zoning Commission of the City of La Vernia was called to order at 6:30 PM and a quorum was declared. Present were Chairman, Gordon bake, Vice Chairman, Marlin Tanneberger, Commissioners Viola Robles and Jeff Richter. Absent: Carol Lohse

Item No. 2 Invocation, Pledge of Allegiance and Texas Pledge

Chairman Gordon Bake led the meeting in The Lord's Prayer, followed by the Pledge of Allegiance and the Texas Pledge.

Item No. 3 Citizens to be Heard

There were no citizens to be heard.

Item No. 4 Consent Agenda

A motion was made by Marlin Tanneberger to accept the minutes from the February 6, 2018 Regular Meeting of the Planning and Zoning Commission, seconded by Viola Robles. Motion carried.

Item No. 5 Public Hearing

Public hearing was opened at 6:32 PM

Jay Hennette, resident of Silverado Hills and President of the HOA in Silverado Hills, spoke on behalf of the subdivision and concerned citizen. He made a few statements:

1 – Will it improve neighborhood?

2 – Will there be a barrier of some sort?

3 – Will increase traffic on US Hwy 87 to include Silverado Hills streets, Silverado St. & Jessica during all hours of the day & night.

Mr. Hennette stated in the past 5 years he has seen responsible growth such as auto parts stores & boutiques however some do well and some are mistakes.

Mrs. Beck, property owner, states La Vernia was named on of the fastest growing cities in the state, buyers plan is to propose a privacy fence for the Silverado Hills residents and concentrate on US Hwy 87 turn lane.

Public hearing was closed at 6:42 PM.

Item No. 6 Discussion & Action

Mayor Gregory stated that if it meets the permitted use chart and its zoned properly, Planning & Zoning and the City Council can make put suitable buffers into place. He states you have tools in the bag that you can stress such as condition sound barrier, privacy fence. He stated be very specific as to what you place conditionally. Jeff Richter stated he would like to see better business and less fast food. Motion was made by Marlin Tanneberger to approve specific use permit at 14021 US Hwy 87 upon approval of sound barrier, privacy fence and visual enhancements (vegetation), seconded by Viola Robles. Motion passed 4-0.

Item No. 7 Items Specific to Future Line Items on the Agenda

There were none at this time

Item No. 8 Adjourn

Motion to adjourn was made by Jeff Richter and seconded by Viola Robles. Meeting was adjourned at 7:10 PM.

Gordon Bake, Chairman

La Vernia Planning & Zoning Commission ATTEST:

Brittani Porter, City Secretary

Date Received 6-6-2018
Permit/Receipt No. _____
Fee Paid \$100.00

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
codeenforcement@lavernia-tx.gov



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name Cindy Couch

Mailing Address 4457 FM 775 La Vernia 78121

Telephone _____ Fax _____ Mobile _____ Email _____

Property Address/Location 102 San Antonio Rd Property ID No _____

Legal Description
Name of Subdivision Lot 414

Lot(s) 414 Block(s) _____ Acreage .31

Existing Use of Property Empty Lot

Proposed Use of Property (attach additional or supporting information if necessary)
Drive thru coffee shop + snow cones

Current Zoning C1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
Drive thru coffee shop + snow cones.

Attachments:

- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- _____ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- _____ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Signature of Owner(s)/Agent

6-6-18
Date

Date of Publication <u>06-14-2018</u>	For Office Use Only	Date of P&Z Public Hearing <u>07-03-2018</u>
Date of 200 Ft Notices <u>06-25-2018</u>		Date of Council Public Hearing <u>07-19-2018</u>
Ordinance No. <u>07918-01</u>		Approved _____ Denied _____



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Cindy Couch in the space specifically known as:

102 San Antonio Rd., City of La Vernia, LOT 414 (PT LOTS 31 & 32 MOODY ADDITION), zoned C-1 Retail

Request: for granting a Specific Use Permit for the purpose of a drive thru window for coffee shop.

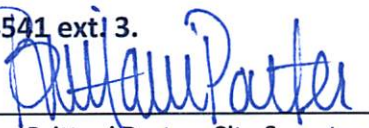
Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. **However, the zoning of your property will not be affected.** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Planning Commission in making a recommendation to City Council.

Public hearing for this request are scheduled before the Planning & Zoning Commission on Tuesday July 3rd, 2018, and tentatively before City Council on Thursday July 19th, 2018. Both meetings will begin at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and are open to the public. To submit written comments please complete the information below, including your signature, and return by Friday June 29th, 2018 to:

Mail: City of La Vernia
Brittani Porter
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: bporter@lavernia-tx.gov

If you have questions, please call Brittani Porter at (830) 779-4541 ext. 3.


Brittani Porter, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (**in favor**) (**opposed to**) the proposed Special Use Permit for the property described as 102 San Antonio Rd., City of La Vernia, LOT 414 (PT LOTS 31 & 32 MOODY ADDITION), La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____ Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.

MEMORANDUM FOR THE RECORD

Reference is made to the report of the Committee on the Administration of the Government, dated 1947, and to the report of the Committee on the Organization of the Executive Branch of the Government, dated 1947.

The Committee on the Administration of the Government has recommended that the President should have the authority to appoint and remove all officers and employees of the Executive Branch of the Government, subject to the confirmation of the Senate.

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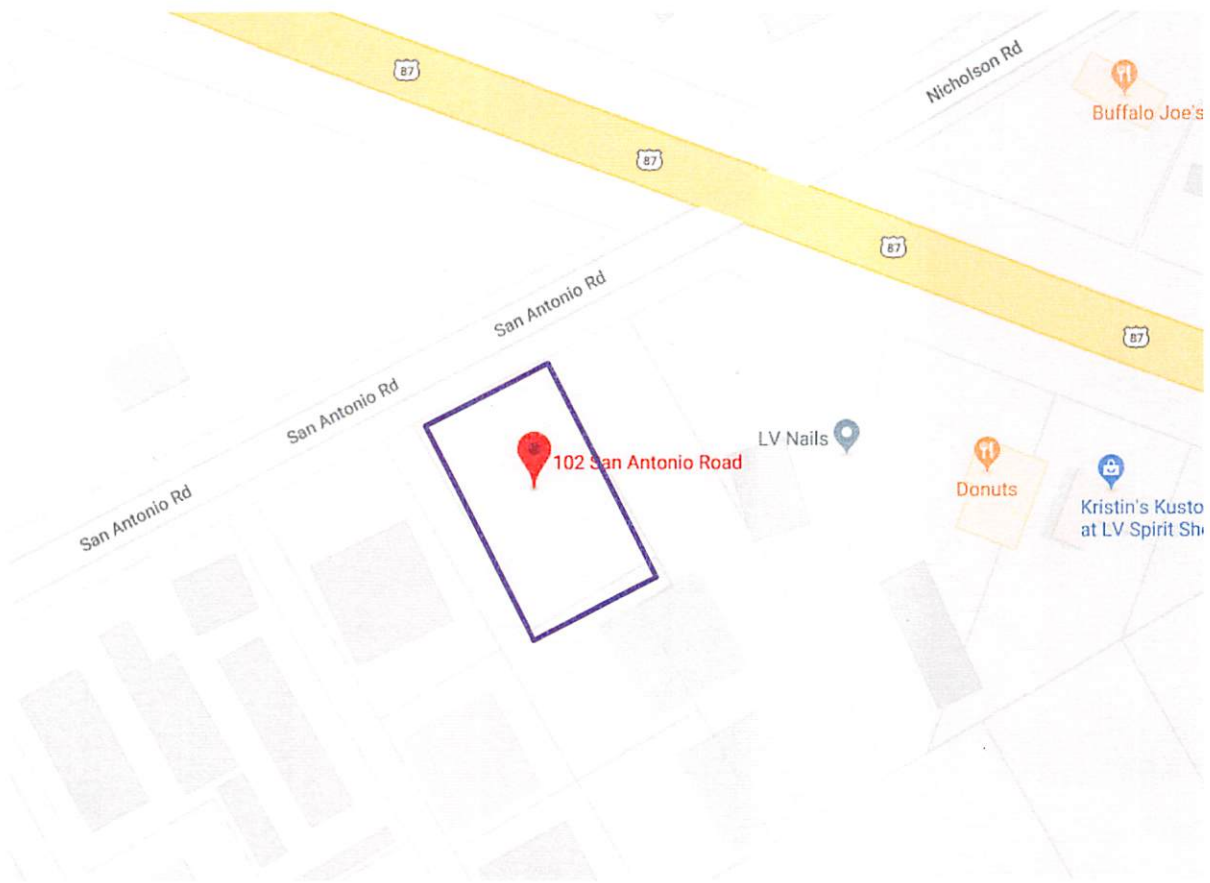
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John F. Kennedy
John F. Kennedy

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Santana-Rodriguez Invest. Property
4546 Oceanridge Dr.
Huntington Beach, CA 92649

Esther Ortega
501 Triple Crown Dr.
Schertz, Texas 78154

City of La Vernia
P.O. Box 225
La Vernia, Texas 78121

Tommy & Cyndie Barnes
Jay & Connie Hearne
314 Oak Bend Dr.
La Vernia, Texas 78121

Patricia Perez Goynes
P.O. Box 196
La Vernia, Texas 78121

Donald Rackler
6491 FM 775
La Vernia, Texas 78121

Hahn Nguyen & Ngo Hien
9815 Hawk Shore
Converse, Texas 78109

PSJS Enterprises LLC
13345 US Hwy 87 W
La Vernia, Texas 78121

KK & E LLC
3610 Bramble Pass
San Antonio, Texas 78261

Justin & Kristin Oates
111 McCoy St.
La Vernia, Texas 78121

In Favor: 3

Opposed: ~~0~~