



PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121

March 07, 2023

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:35 pm

Commissioner Witherell and Chairwoman Hennete were absent

2. Invocation, Pledge of Allegiance and Texas Pledge

Invocation and pledge led by Commissioner Tanneberger

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 on 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.)

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 Councilmember requests an item be removed and considered separately.)

A. Minutes from 02-07-23 regular planning and Zoning Meeting

MOTION: Commissioner Jacobs made a motion to accept the consent agenda as presented, seconded by Commissioner Rauchuber, all in favor

5. Public Hearing

A. Public hearing regarding the request for A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 427 Bluebonnet Rd, LA VERNIA, TEXAS 78121 legally known as CITY OF LA VERNIA, LOT 441K, ACRES 7.59 BLUEBONNET RD LA VERNIA, TX 78121, and more specifically described as RBFCU ETM, which will occupy only a portion of this parcel as described in the attachment

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 action regarding recommendation to City Council regarding Ordinance Number 030923-01 the SUP for RBFCU ETM**

A.1 Open Public Hearing
The hearing opened at 6:38 pm

A.2 Requestor presentation
Jeanine S, developer of the Woodbridge mixed-use development presented

A.3 Staff presentation
No staff presentation

A.4 Receive Public Comments
No public comments

A.5 Close Public Hearing
The public hearing closed at 6:40 pm

A.6 Discuss and consider action regarding recommendation to City Council regarding Ordinance Number 030923-01 the SUP for RBFCU ETM

MOTION: Commissioner Jacobs made a motion to issue a positive recommendation to the City Council regarding Ordinance Number 030923-01 the SUP for RBFCU ETM , seconded by Commissioner Rauchuber, all in favor

B. Public hearing regarding the request for CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE PRESENT CLASSIFICATION OF C2 TO C1 (RETAIL) regarding the space specifically known as CITY OF LA VERNIA, 15010 US HWY 87 W, LA VERNIA, TEXAS 78121 LEGALY KNOW AS CITY OF LA VERNIA, LOT 101B, ACRES 46.6996, LA VERNIA, TEXAS, currently owned by Bonnie Chessher

- 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 action regarding a recommendation to City Council regarding Ordinance Number 030923-02 the Rezone of 5010 US HWY 87 W, LA VERNIA, TEXAS 78121**

B.1 Open Public Hearing
The public hearing opened at 6:41 pm

B.2 Requestor presentation
AJ Murphy spoke representing NP Homes

B.3 Staff presentation
No staff presentation

B.4 Receive Public Comments
No public comments

B.5 Close Public Hearing
The public hearing closed at 6:48 pm

B.6 Discuss and consider action regarding a recommendation to City Council regarding Ordinance Number 030923-02 the Rezone of 5010 US HWY 87 W, LA VERNIA, TEXAS 78121

MOTION: Commissioner Jacobs made a motion to issue a negative recommendation to the City Council regarding Ordinance Number 030923-02 the Rezone of **5010 US HWY 87 W, LA VERNIA, TEXAS 78121**, seconded by Commissioner Rauchuber, all in favor

6. Discussion & Action

A. Discuss and consider action on making a recommendation to the City Council regarding Ordinance No. 030923-03 for pre-development meetings prior to the development of subdivisions or large commercial projects

MOTION: Commissioner Jacobs made a motion to issue a positive recommendation to the City Council regarding Ordinance No. 030923-03 for pre-development meetings prior to the development of subdivisions or large commercial projects, seconded by Commissioner Rauchuber, all in favor

7. Items Specific to Future Line Items on the Agenda

None mentioned

8. Adjourn

MOTION: Commissioner Raushuber made a motion to adjourn the meeting at 6:57 pm, seconded by Commissioner Jacobs, all in favor

DECORUM REQUIRED

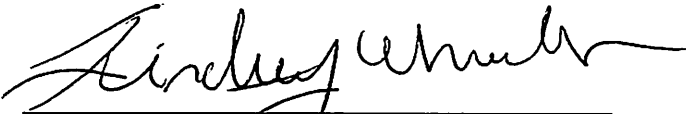
Any disruptive behavior, including shouting or derogatory statements or comments, may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leaves the meeting, and if refused, an order of removal.

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 is available to all persons regardless of disability. The facility is wheelchair-accessible 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 Lboyd@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 a 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 March 3, **2023, at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.



Lindsey Wheeler, City Secretary



Commissioner