



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121
Joint City Council & Planning and Zoning Workshop

September 13, 2022
6:10-8:10 PM

Minutes

1. **Call to Order-** Mayor Poore and Board president Hennette called the City Council and Planning and Zoning meeting to order at 6:10 PM and declared a quorum. Members absent: Commissioner Rauschuber.

2. **Presentation**

- A. Staff will present a proposed plan to revise the current zoning map to include property into the Public Institutional District in accordance with the future land use map

Staff introduces their initiative to re-zone certain districts in town into the PI (Public Institutional) district, following which Commissioner Rauschuber arrived at roughly 6:15 pm

3. **Discussion**

- A. Discuss and consider revisions to section 38-403. of the current code of Ordinances, Landscaping Standards, referencing commercial screening standards, and standards for commercial properties bordering residential properties

Staff indicates that this particular discussion regarding Landscaping Standards was put on the agenda at the request of the members of the Planning and Zoning board, Chairman Jenni Hennette presented her concerns regarding landscaping requirements compliance at various properties in town. The council members and Commissioners recommended making a list of which properties in town they thought were out of compliance and would like to discuss it further at a forthcoming workshop.

- B. Discuss proposed amendments to chapter 26 of the City Code of Ordinances referencing signs

1. Staff recommends amending section 26-101.1 to establish a definition for the term “neon sign” where one does not currently exist, which they recommend be defined as “signs that are electrically lighted by long luminous gas-discharge tubes that contain rarefied neon or other gases”

Staff presented their proposed definition for the term “neon sign,” The Council members and Commissioners suggested that the definition be more stringent and pointed to include not only neon signs, but other types of bright lighting that one might affix to their building, Bryce Cox, a planner working in conjunction with city staff said that he would work with city staff at some

possible code revisions to accomplish this goal, such as, only allowing hooded, or shielded lights. All groups present would like to discuss it further at a forthcoming workshop.

2. Staff recommends amending section 26-111., Prohibited Sign Types, to prohibit neon signs where it currently does not

The Council members and Commissioners recommend that the staff first widen their definition of neon, and then prohibit neon lights and other potentially overly bright lights, and would like to discuss it further at a forthcoming workshop.

3. Staff recommends amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to rather allow for a maximum of 35 feet in height

The Council members and Commissioners were in favor of the staff's recommendation to increase the max sign height requirements for single commercial buildings from 25 feet to 35 feet and to still allow property owners to go through the SUP/ variance process if they wish to surpass 35 feet in height. Though they did express concern regarding the enforcement of sign ordinance policies, and thus, would like to discuss it further at a forthcoming workshop.

C. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to Public Institutional Zoning

1. Staff recommends amending section 38-104., Definitions, to allow for a definition of the term Public Institutional Zoning, which we recommend be defined as "land to be used for the purpose of city-government, public educational, and places of worship infrastructure" where a definition of the Public Institutional zoning does not currently exist

The staff advised that they would like to withdraw this recommendation, thus, it was not presented.

2. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to section B, staff recommends changing the allowance of "accessory building to main use" from not permitted to permitted in the Public Institutional zoning district

The Council members and Commissioners are in favor of the staff's initiative to change the accessory structure allowance from not permitted to permitted in the Public Institutional zoning district so long as all who apply for an accessory structure continue to follow all other ordinances.

3. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to sections B, C, D, E, F, G, and, H, staff recommends removing all permitted uses from the Public Institutional district that do not fit into the three proposed defined categories (City- government, public educational, and places of worship owned facilities.)

Bryce Cox, the city planner working alongside city staff, mentioned that the use of the property is what matters rather than the ownership of the property, thus if the school district or the city were to build a welding shop in their (potentially PI zoned property) area, they would be able to do so because the use of such welding shop would be to serve the mission of the school or city (in this hypothetical scenario.) Thus, a commercial welding shop would not be permitted, but that would not prevent a welding shop from being developed if being used by the entities allowed within the proposed PI zone district. Bryce Cox also reminded staff and council that the re-zone applications are always discretionary and will continue to be mad to go through an application process. With this in mind, the Council members and Commissioners were in favor of the staff's initiative to remove all uses that were not educational, governmental, and worship oriented from the existing PI district in the existing permitted use chart. Though they would like to discuss it further at a forthcoming workshop.

D. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to parking standards

1. Staff recommends amending section 38-402., Off-street Parking and Loading Requirements Where the section currently states *Required off-street parking shall be on a paved concrete or asphalt parking space surface. Except for residential lots greater than one acre in size, all driveways and drive approaches shall be a paved concrete or asphalt surface*, the staff recommends allowing for interlocking concrete permeable pavers and flexible plastic grid paver systems as an option for all off-street parking in all commercial, and public districts, as well as for residential lots greater than one acre in size and still require that all drive approaches be a paved concrete or asphalt surface

The Council members and Commissioners suggest that due to aesthetics, and the preference that they stay in sync with current conditions, they would recommend that staff only allow for permeable concretes to be allowed, but no plastic options. They would like to discuss it further at a forthcoming workshop.

E. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to accessory structures

1. Staff recommends amending section 38-410., Accessory Structures, Specifically section (B) Commercial, Item (1D,) where the code currently states that zone districts General Professional (GP), Commercial District (C-1), and Central Business District (C-B) shall comply with the following standards, Accessory buildings under 400 square feet are prohibited and Accessory buildings over 400 square feet require a specific use permit and the architecture and exterior finish must conform to the principal building, staff recommends we amend this section to allow for a square footage range for accessory structures that would be allowable in this these zone districts

The staff indicated that they would like to amend their recommendation to require all applicants for an accessory structure in the General Professional (GP), Commercial District (C-1), and Central Business District (C-B) to apply for an SUP rather than the written recommendation that Council and the Board allow for a square footage range. The Council members and Commissioners were in favor of this amended recommendation. However, Bryce Cox indicated that he would work with city staff regarding the legality of this initiative. Thus, they would like to discuss it further at a forthcoming workshop.

F. Discuss future development projects

1. Discuss a potential Planned Development (PD) to be developed at Woodbridge Farms phase 4 (Silos at Woodbridge)

The staff presented the proposed planned development to the Council members and Commissioners and indicated that it is intended to be a garden home development

2. Discuss a potential outdoor cottage shopping center to be developed behind MAC Medspa

The staff presented the potential for the development of an open-air shopping center behind MAC med spa, and that the developer was not intending to re-plat, but rather add additional “primary structures” as an extension of the existing development, and thus could potentially use the same entry/exit point as being presently used. Bryce Cox spoke to the legality of this and saw it as non-problematic, though, he reminded staff and the Council members and Commissioners that the project would still need to go through plan review and permitting to define the applicability of the development from a building code perspective. The Council and Board members expressed concern for the structural integrity and aesthetics of the proposed development, and thus, they would like to discuss it further at a forthcoming workshop.

3. Discuss a planned re-zoning initiative in which all of the La Vernia City-owned property, all of the LVISD property, and several local church properties would be re-zoned into the PI district

The staff presented to the Council members and Commissioners, their intention to re-zone all of the La Vernia City-owned property, all of the LVISD property, and several local church properties into the PI district, and the likelihood that they would do a townwide notice due to most of the town being within the 200-foot radius to one or more of the proposed re-zone properties. Bryce Cox indicated that he will continue to work alongside city staff as they work through this initiative, and thus, the staff will discuss it further at a forthcoming workshop.

4. Adjourn

Councilman Oates and Commissioner Jacobs made a motion to adjourn the meeting, seconded by Councilman Gilbert and Commissioner Tanneberger. The meeting was adjourned at 8:06 PM and all members were in favor.


Martin Poore, Mayor


Jenni Hennette, Chairman


Lindsey Wheeler, City Secretary