



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

July 12, 2022
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 May 3, 2022 Meeting

5. Public Hearing/Discussion & Action

A. Public hearing to discuss the replat of 14101 US Hwy 87 W., LOT 437D & 438 (LOT15) 2.87 acres City of La Vernia, a 2.87 lot into two lots – one lot that is 1.63 acres and the other lot being an undeveloped 1.24 acres lot.

B. Discuss and consider approval of the replat plat at 14101 US Hwy 87 W., LOT 437D & 438 (LOT15) 2.87 acres City of La Vernia ,a 2.87 lot into two lots – one lot that is 1.63 acres and the other lot being an undeveloped 1.24 acres lot.

6. Items Specific to Future Line Items on the Agenda

7. Adjourn

DECORUM REQUIRED

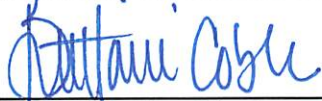
Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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 **July 8, 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Coble, City Secretary



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

June 7, 2022
6:30 p.m.

Minutes

1. **Call to Order-** Chairman Hennette called the meeting to order at 6:30 PM and declared a quorum. Members absent: Commissioner Rauschuber
2. **Invocation, Pledge of Allegiance and Texas Pledge** – Invocation was led by all saying the Lord's Prayer and all members in attendance recited the Pledge of Allegiance and Texas Pledge.
3. **Citizens to be Heard** – There were 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 Commissioner requests an item be removed and considered separately.)

- A. Approve the minutes from the May 3, 2022 Meeting

MOTION: Commissioner Jacobs made a motion to approve the consent agenda, seconded by Commissioner Tanneberger. **Motion passed: 4-0.**

5. **Public Hearing/Discussion & Action**

- A. **Public hearing to discuss the replat of 100 Wiseman Ln., Lot 302 (PT), a 3.51 lot into two lots – one lot that is 1.51 acres and the other lot being an undeveloped 2.00 acres lot.**

Public hearing was opened at 6:32 PM and with no comments closed at 6:33 PM.

- B. **Discuss and consider approval of the replat at 100 Wiseman Ln., a 3.51 lot into two lots – one lot that is 1.51 acres and the other lot being an undeveloped 2.00 acres lot.**

MOTION: Commissioner Jacobs made a motion to approve the replat at 100 Wiseman Ln., a 3.51 lot into two lots – one lot that is 1.51 acres and the other lot being an undeveloped 2.00 acres lot seconded by Commissioner Tanneberger. **Motion passed: 4-0.**

- C. **Public Hearing to discuss the replat/final plat of Woodbridge Farms Phase IV, FM 775/Woodbridge Dr, forming a 8.365 lot and creating a commercial and residential development of 22 lots.**

Public Hearing was opened at 6:34 PM. A few comments were made from the audience regarding the engineering and plans of the property however Commissioner Jacobs and staff directed to contact City Hall as this was just an approval on the plat. Public Hearing was closed at 6:40 PM.

D. Discuss and consider approval of the replat/final plat of Woodbridge Farms Phase IV, FM 775/Woodbridge Dr, forming a 8.365 lot and creating a commercial and residential development of 22 lots.

E. MOTION: Commissioner Jacobs made a motion to approve the plat of Woodbridge Farms Phase IV, FM 775/Woodbridge Dr, forming a 8.365 lot and creating a commercial and residential development of 22 lots, seconded by Commissioner Tanneberger.
Motion passed: 4-0.

6. Items Specific to Future Line Items on the Agenda

- PPD for Woodbridge Farms Phase IV for the 20 homes.

7. Adjourn – Commissioner Tanneberger made a motion to adjourn the meeting, seconded by Commissioner Jacobs. Meeting was adjourned at 6:45 PM and all members were in favor.

Jenni Hennette, Chairman

ATTEST:

Brittani Coble, City Secretary

pd. w/ cr # 112245



APPLICATION FOR LAND SUBDIVISION (PLAT)

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541
bporter@lavernia-tx.gov

CHECK ONE: Master Plan Prelim./Final Plat Prelim. Plat Final Plat Replat Amended Minor

1. PROPOSED SUBDIVISION NAME: McDonald's La Vernia Addition UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: U.S. Hwy 87 W & Silverado Street

ACREAGE: 1.24 NO OF LOTS: EXISTING 1 PROPOSED 2

REASON FOR PLATTING/REPLATTING Sale/Purchase and New Construction of Commercial/Restaurant facilities

2. OWNER/APPLICANT*: McDonald's Real Estate Company, a Delaware corporation

(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: 110 N. Carpenter Street, Chicago, IL 60607

Telephone: 346-300-5853 Fax: _____ Mobile: 346-300-5853 Email: regina.killebrew@us.mcd.com

3. LICENSED ENGINEER/SURVEYOR: Chris Henderson, RPLS NO. 6831 / JPH Land Surveying, Inc.

MAILING ADDRESS: 1151 Katy Fwy. Houston, TX 77079 Ste. 515

TELEPHONE: 817-431-4971 Fax: N/A Mobile: N/A Email: chris@jphls.com

LIST ANY VARIANCE REQUESTED: None

REASON FOR REQUEST (List any hardships): _____

4. PRESENT USE OF THE PROPERTY Vacant Land CURRENT ZONING: C-1

5. CITY LIMITS: IN OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? YES NO

6. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- Completed application, including signature of owner/applicant and signed waiver.
- Copy of deed showing current ownership.
- 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
- 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
- Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
- Survey showing any existing structures on the subject property.
- List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on July 12, 2022 (date of Planning and Zoning Commission meeting). This waiver expires after July 12, 2022 (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Regina Killebrew Regina Killebrew
Signature of Owner/Applicant Printed Name of Owner/Applicant

June 14, 2022
Date

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

Overall Development Concept Review Fee	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Plat Amendment	\$100
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	\$50

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
 - Tax certificate showing that no taxes are currently due or delinquent against the property.
 - Three original mylars.
 - Twelve blue line copies for Wilson County 9-1-1 Addressing in 24 X 36 inch or 24 X 18 inch format.
 - One 11 X 17 inch blue line copy.
 - An electronic copy in .pdf in 24 X 36 inch or 24 X 18 inch format and in 11 X 17 inch format.
 - Recording fee. Checks should be made out to Wilson County Clerk.

FOR OFFICE USE ONLY:

Date Application Fee Received: 6-16-2022 Received By: broble

Receipt No. _____ Cash/Check No. _____ Amount Recd. \$ _____

7 copies street name appr. list _____ TxDOT approval letter

letter of authorization proof of ownership _____ HOA document

Plat review meeting date: _____ Planning and Zoning Commission meeting date: _____



**Legal Department
233 S. Patterson
Springfield MO 65802**

**Sender's direct dial #417-862-2674 ext. 1877
Sender's direct fax #417-829-5726
msisson2@oreillyauto.com**

June 10, 2022

Application for land subdivision (Plat) - Letter of Authorization

To Whom it may Concern:

O'Reilly Auto Enterprises, LLC authorizes McDonald's USA, LLC to submit application for land subdivision on O'Reilly's behalf for the purpose of platting in La Vernia, Wilson County, Texas.

if you have any questions, please give me a call.

Thank you.

**O'Reilly Auto Enterprises, LLC,
a Delaware limited liability company**

A handwritten signature in black ink, appearing to read 'S. Kraus', is written over a solid horizontal line.

By: Scott Kraus, Senior Vice President



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of McDonalds Real Estate Company, a Delaware Corporation

Property: 14101 US Hwy 87 W. – 2.87 acre tract

Request: sale/purchase of new construction of commercial/restaurant facilities

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 Commissioners in making their decision.

Public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, July 12th, 2022 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and return the form below, including your signature, and must be returned no later than 5:00 PM on Tuesday, July 12th, 2022.

Mail: City of La Vernia
Brittani Coble
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 Coble, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (**in favor**) (**opposed to**) the proposed re-plat at 14101 US Hwy 87 W., City of La Vernia, LOT 437 D & 438 (LOT15) La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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