



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

April 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 February 6, 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 spec retail or restaurant tenant space located at 14021 US Hwy 87 W, 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 spec retail or restaurant tenant space located at 14021 US Hwy 87 W, 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 **March 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

**Planning and Zoning Commission
Regular Meeting**

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

February 6, 2018
6:30 p.m.

Item 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 p.m. and a quorum was declared. Present were Chairman, Gordon Bake, Vice Chairman Marlin Tanneberger, Commissioners Viola Robles, and Carol Lohse.

Item 2. Invocation, Pledge of Allegiance and Texas Pledge.

Chairman Gordon Bake led The Lord's Prayer, Pledge to U.S. flag and Texas.

Item 3. Citizens to be Heard

There were no citizens to be heard.

Item 4. Consent Agenda

A motion was made by Marlin Tanneberger to accept the minutes from the December 5, 2017 and the May 9, 2017 regular Planning and Zoning Commission meetings and the minutes from the March 30, 2017 Joint Workshop. The motion was seconded by Viola Robles. Motion carried.

Item 5. Public Hearing

A. A public hearing opened at 6:33 PM to receive public comments regarding the granting of a Specific Use Permit for a hotel located at 208 FM 1346, La Vernia, TX 78121. The developer for the proposed hotel presented the commissioners with a map showing the exact location for the proposed hotel. The Public Discussion was closed at 6:38 PM.

B. A public hearing to receive public comments regarding the proposed change of zoning district classification from present classification of R-1 (Single Family Residence) to C-1 (Commercial Retail) for the City of La Vernia, Lot 429, located at 203 San Antonio Rd. La Vernia, TX 78121 was opened at 6:38. There was no discussion. Public Discussion closed at 6:40 PM.

C. Public Hearing to receive public comments regarding amending Sec. 38-302 of the Zoning Ordinance opened and closed 6:41. There were no concerns.

Item 6. Discussion and Action

- A. A discussion was held to consider recommendation to La Vernia City Council on granting of a Specific Use Permit for a hotel located at 208 FM 1346, La Vernia, TX 78121. The developer acknowledged understanding that the permitted 180 days to break ground and said they would request an extension if problems prevented groundbreaking within the time allotted. The Commission recommended granting of the Specific Use Permit.

- B. A discussion was held to consider recommendation to La Vernia City Council on the proposed change of zoning district classification from present classification of R-1 (Single Family Residence) to C-1 (Commercial Retail) for City of La Vernia, Lot 429, located at 203 San Antonio Rd., La Vernia, TX 78121. Letters sent to various resident and two letters were returned to the city in favor of changing the zoning classification. The Commission recommended the classification change from R-1 to C-1.

- C. A discussion was held to consider recommendation to the La Vernia City Council on amending Sec. 38-302 to include outdoor physical fitness, of the Zoning Ordinance. Marlin Tanneberger made a motion to recommend amending Sec. 38-302 of the Zoning Ordinance to include outdoor physical fitness. Viola Robles seconded the motion. Motion passed.

Item 7. Items Specific to Future Line Items on the Agenda

There were no future items at this time.

Item 8. Adjourn

Motion to adjourn was made by Marlin Tanneberger and seconded by Viola Robles. Meeting was adjourned at 6:57 PM.

Gordon Bake, Chairman
La Vernia Planning and Zoning Commission

ATTEST:

Carol Lohse, Secretary

Date Received 02-28-18
Permit/Receipt No. _____
Fee Paid _____

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 Silverado Hills, Ltd. c/o Sand Hill Enterprises, Inc.

Mailing Address P.O. Box 399, La Vernia, Texas 78121

Telephone 830.779.4050 Fax _____ Mobile _____ Email melissa@beckrealtygroup.net

Property Address/Location 14021 US Hwy. 87 Property ID No 63040

Legal Description
Name of Subdivision Silverado Hills Subdivision

Lot(s) 9 Block(s) 1 Acreage 0.895

Existing Use of Property Vacant

Proposed Use of Property (attach additional or supporting information if necessary) Freestanding Restaurant

Current Zoning C-1 (Retail)

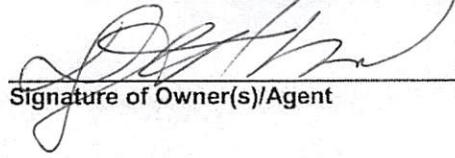
Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
The proposed use is for a freestanding QSR (Quick Service Restaurant) with a drive thru.
Applicant is requesting the SUP to allow for the drive thru.

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:

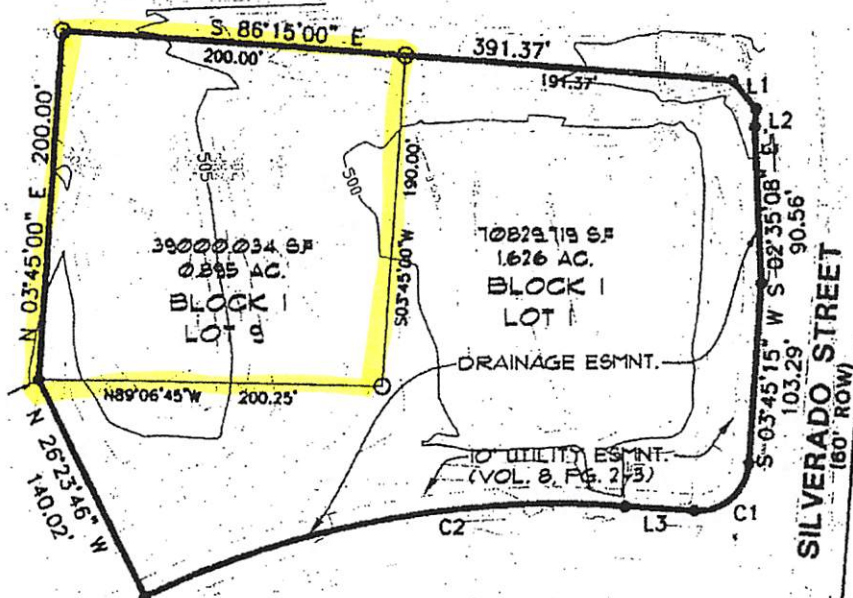

Signature of Owner(s)/Agent

2-28-18
Date

Date of Publication <u>3/22/18</u>	For Office Use Only	Date of P&Z Public Hearing <u>April 3rd 18</u>
Date of 200 Ft Notices <u>3/21/18</u>		Date of Council Public Hearing <u>April 13th 18</u>
Ordinance No. <u>041218-01</u>		Approved _____ Denied _____

U.S. HIGHWAY 87
(120' ROW)

HILLCREST



STREET
ROW

SILVERADO HILLS
SUBDIVISION
UNIT 1
(VOL. 8, PG. 2-3)

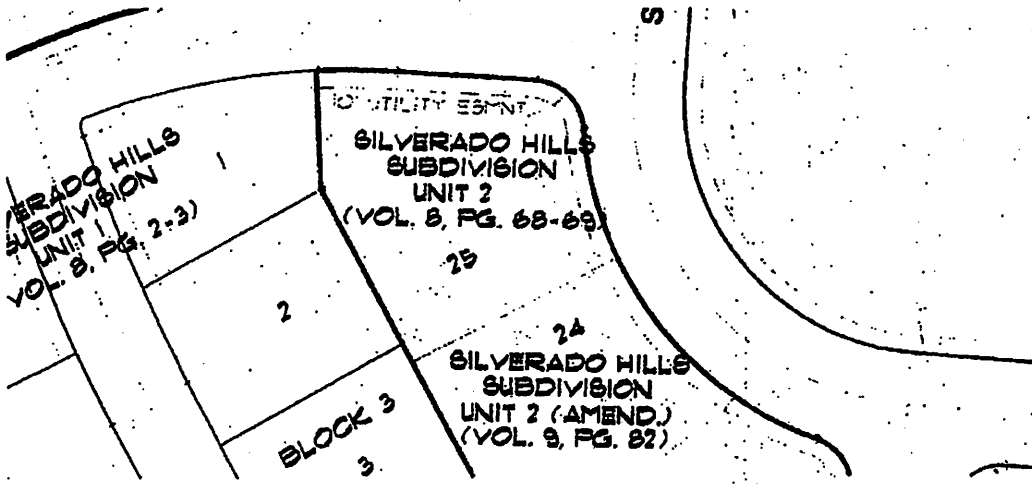
SILVERADO HILLS
SUBDIVISION
UNIT 2
(VOL. 8, PG. 68-69)

SILVERADO HILLS
SUBDIVISION
UNIT 2 (AMEND.)
(VOL. 9, PG. 82)

BLOCK 3
3

21.21'





CURVE TABLE			
RADIUS	TANGENT	CHORD BEARING	LENGTH
30.00'	30.24'	N 48°31'09" E	42.60'
564.10'	147.44'	N 79°08'06" E	285.30'

FINAL PLAT / MINOR PLAT
SUBDIVISION PLAT

ESTABLISHING

SILVERADO HILLS SUBDIVISION, UNIT 4

BEING 2.521 ACRES OUT OF THE 44.53 ACRE TRACT DESCRIBED IN THE DEED FROM MARY MATTKE TO SILVERADO HILLS, LTD., AS RECORDED IN VOL. 884, PG. 641, OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.



#36099

HARRY JEWETT ASSOCIATES
 Engineers • Architects • Planners

307 WEST RHAPSODY
 SAN ANTONIO, TX 78216-3109
 (210) 737-3417
 (866) 737-3417
 Fax (210) 733-5384

108 Del Court
 Laredo, TX 78041-2276
 (956) 791-3155
 (877) 791-3155
 (956) 791-3155 Fax





NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Silverado Hills, Ltd. in the space specifically known as:

14021 US Hwy 87 W, City of La Vernia, Block 1, Lot 9, Unit 4, Silverado Hills Subdivision zoned C-1 Retail

Request: for granting a Specific Use Permit for the purpose of allowing a drive-thru lane for a spec retail or restaurant

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 is scheduled before the Planning & Zoning Commission on Tuesday April 3rd, 2018, and for City Council on Thursday April 12th, 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 Thursday March 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 14021 US Hwy 87 W, Block 1, Lot 9, Unit 4 La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

Silverado Hills Owners Assoc.
C/O Carol Larrew
144 Alexandria
La Vernia, Texas 78121

Mairi D. & Eustace M Hawker
108 Jessica St.
La Vernia, Texas 78121

Phillip R. Cordy
112 Jessica St.
La Vernia, Texas 78121

Jay C & Jenni Hennette
102 Lauren Ct.
La Vernia, Texas 78121

Brian & Mary Pawelek
4840 Stanteen Dr.
San Antonio, Texas 78263

Tommy A. & Cathy D. Friese
205 Silverado St.
La Vernia, Texas 78121

O'Reilly Auto Enterprises LLC
P.O. Box 9167
Springfield, MO 65801

Timothy P & Derby J Morgan
102 Hillcrest Dr.
La Vernia, Texas 78121

Sylvia Vega
14026 US Hwy 87 W.
La Vernia, Texas 78121

Sylvia Vega
14026 US Hwy 87 W.
La Vernia, Texas 78121

Vladimir A. & Oliris Sequera
1 N Park
Universal City, Texas 78148

Returned : 3 (as of 3/29)

In Favor : 0

Opposed : 3