

*lporter*



**City of La Vernia**  
**REGULAR CITY COUNCIL MEETING**  
City Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

March 19, 2020  
6:30 PM

**AGENDA**

**1. Call to Order**

**2. Invocation, Pledge of Allegiance, and Texas Pledge** (*Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*).

**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 City Council 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 the February 13, 2020 Regular City Council Meeting
- B. Minutes from the February 13, 2020 Joint Workshop
- C. La Vernia Police Department – Reports, Traffic Violations & Arrests; and Number of Occurrences by Offense for the month of February;
- D. Check Register and financial report
- E. Quarterly Investment Report

**5. Public Hearing**

- A. Public Hearing to receive public comments regarding the updated Comprehensive Plan prepared by M&S Engineering.
- B. Public Hearing to receive public comments regarding the Specific Use Permit, requesting one temporary portable classroom building at 249 S. FM 1346, La Vernia, Texas 78121.

**6. Discussion/Action**

- A. Discuss and consider action on the approval of the Comprehensive Plan prepared by M&S Engineering.
- B. Discuss and consider action on the appointment of Marilyn Womack to the La Vernia Municipal Development District (MDD) Board.
- C. Discuss and consider possible revisions to the pay scale/steps for City of La Vernia employees.
- D. Discuss and consider action contributing a monetary contribution to TxDOT for the upcoming Right-of-Way project located at Loop 321 (Chihuahua St. & US Hwy 87 W/E).

## 7. Discussion Only

- A. Discuss going out for bids for the Filter Plant located on CR 342.

## 8. Ordinances

- A. Discuss and consider an ordinance to cancel the May 2, 2020 General Election.
- B. Discuss and consider action on Ordinance No. 031920-02, granting a Specific Use Permit request for a temporary portable building for educational purposes at 249 S. FM 1346, La Vernia, Texas 78121.

## 9. Resolution

- A. Discuss and consider agreement with TxDOT on Street take back program for Loop 321 (Chihuahua St.).
- B. Discuss and consider approval of a resolution to contribute matching funds to the Floresville Electric Light and Power System for the 2020 Summer Youth Program.
- C. Discuss and consider approval of a resolution to appoint Councilman Poore to the Board of Trustees of the Canyon Regional Water Authority (CRWA).

## 10. Items Specific to Future Line Items on the Agenda

## 11. Adjourn

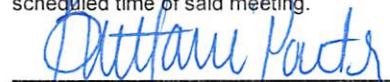
### DECORUM REQUIRED

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 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 City Council 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](mailto: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 City Council 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 12, 2020 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
\_\_\_\_\_  
Brittani Porter, City Secretary



**City of La Vernia**  
**REGULAR CITY COUNCIL MEETING**  
City Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

February 13, 2020  
6:30 PM

**Minutes**

1. **Call to Order** - Mayor Gregory called the meeting to order and declared a quorum. All members were present.
2. **Invocation, Pledge of Allegiance, and Texas Pledge**- Invocation was led by Councilman Poore and all in attendance recited the Pledge of Allegiance and Texas Pledge.
3. **Citizens to be Heard** – Gretch Brunner spoke on behalf of the recently formed Zany Dog Park Coalition and requested that City Council think about the establishment of a Dog Park in the City Park, make a gift fund to allow individuals and businesses to contribute to the Zany Dog Park and form a Dog Park Committee.

**4. Consent Agenda**

*(All consent agenda items are considered routine by City Council 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 the January 9, 2020 Regular City Council Meeting
- B. La Vernia Police Department – Reports, Traffic Violations & Arrests; and Number of Occurrences by Offense for the month of January;
- C. Check Register and financial report for the 1<sup>st</sup> quarter

**MOTION:** Councilman Poore made a motion to approve the consent agenda as presented, seconded by Councilman Hennette. **Motion passed: 5-0.**

**5. Discussion/Action**

- A. **Discuss and consider action on moving 4<sup>th</sup> of July holiday from Friday, July 3<sup>rd</sup> to Monday, July 6<sup>th</sup>**

**MOTION:** Councilman Poore made a motion to approve moving 4<sup>th</sup> of July holiday from Friday, July 3<sup>rd</sup> to Monday, July 6<sup>th</sup>, seconded by Councilman Hennette.

**Motion passed: 5-0.**

**6. Ordinances**

- A. **Discuss and consider approval of Ordinance No. 021320-01, to call a General Election for the City of La Vernia on May 2<sup>nd</sup>, 2020 for the purpose of electing one (1) Mayor and two (2) council members.**

**MOTION:** Councilwoman Recker made a motion to approve Ordinance No. 021320-01, to call a General Election for the City of La Vernia on May 2<sup>nd</sup>, 2020 for the purpose of electing one (1) Mayor and two (2) council members, seconded by Councilman Hennette. **Motion passed: 5-0.**

## **7. Resolution**

### **A. Discuss and consider approving Resolution 021320-01 Medical/First Aide Project grant.**

**MOTION:** Councilman Poore made a motion to approve resolution 021320-01, for medical/first aide project grant, seconded by Councilwoman Recker.

**Motion passed: 5-0.**

### **B. Discuss and consider approving Resolution 021320-02 for rifle resistant body armor grant.**

**MOTION:** Councilman Poore made a motion to approve resolution 021320-02, for rifle resistant body armor, seconded by Councilman Hennette. **Motion passed: 5-0**

### **C. Discuss, consider and take appropriate action on adopting a resolution to adopt the Karnes-Wilson Counties Multi-jurisdiction Hazard Mitigation Action Plan in its entirety.**

**MOTION:** Councilman Hennette made a motion to adopt a resolution to adopt the Karnes-Wilson Counties Multi-jurisdiction Hazard Mitigation Action Plan in its entirety, seconded by Councilman Poore. **Motion passed: 5-0**

## **8. Items Specific to Future Line Items on the Agenda**

- Pay scale
- Comprehensive Plan
- Dog Park

**9. Adjourn** – Councilman Hennette made a motion to adjourn the meeting, seconded by Councilman Cormier. Meeting was adjourned at 6:49 PM.

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Brittani Porter, City Secretary

La Vernia Police Department  
Enforcement Statistics  
February 2020

<b>Case Type</b>	
Criminal Complaints	14
Incident	33
	<hr/>
<b>Total</b>	<b>47</b>

**CRIMINAL COMPLAINT - Offense Code**

PARAPHERNALIA	2
THEFT	2
CRIMINAL TRESPASS	2
FRAUD	1
POSS CHILD PORNOGRAPHY	1
CRIMINAL MISCHIEF	2
POSS CS PG 1	1
SEXUAL ASSAULT	1
AGG SEXUAL ASSAULT	1
WARRANT SERVICE	1
	<hr/>
<b>Total</b>	<b>14</b>

**INCIDENT - Offense Code**

ACCIDENT INVOLVING DAMAGE TO V	7
ALARM	5
ASSIST OTHER AGENCY	2
NATURAL DEATH	1
INFO	12
WELFARE CONCERN	1
DISTURBANCE	1
SUSPICIOUS PERSON	2
FOUND PROPERTY	1
CIVIL MATTER	1
	<hr/>
<b>Total</b>	<b>33</b>

**Citations**

VIOLATIONS	53
WARNINGS	62
	<hr/>
<b>Total</b>	<b>115</b>



Bruce Ritchey  
Chief of Police



**La Vernia, Texas** A Community Living, Learning, and Working Together

**City of La Vernia**  
**Comprehensive Plan**

March 2020

By:



**M&S ENGINEERING**  
CIVIL | ELECTRICAL | STRUCTURAL | MEP

Texas Registered Engineering Firm F-1394

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## **Appendix A – Map and Exhibits**

Future Land Use Map

Zoning Map

Master Thoroughfare Plan Map

## **Appendix B – Goals List**

Comprehensive List of Recommended Goals

# 1 Introduction

In 2018, the City of La Vernia contracted with M&S Engineering to update the existing 2012 La Vernia Comprehensive Plan prepared by Guadalupe Valley Electric Cooperative and the Lower Colorado River Authority. A number of the goals and initiatives identified in the 2012 plan have already been completed or are currently being addressed, and City leaders are now seeking an update to the plan along with better developed processes and approaches for meeting the renewed list of goals. The main focus of the plan is to identify key strategies and opportunities for the City to manage expected growth and ensure the expectations of the community are met as growth occurs in the future. The Comprehensive Plan (Plan) is intended to serve as a framework for decision making, identifying where limited resources should be focused, and provide for coordinated effort by the City and other organizations to address common issues and challenges facing La Vernia.

Public input was sought throughout the development of the Comprehensive Plan through Town Hall meetings, public workshops and an online survey. Additionally, extensive input provided by the Mayor, City staff and City Council was documented and incorporated into the plan. The challenge for the City is to maintain the strong community participation that led to this Plan as the Council and others move forward with the implementation.

## 2 Plan Process

The first step in the planning process was to identify those 2012 Comprehensive Plan goals that had been implemented, those that still needed to be addressed and those that no longer supported the City's goals. The second step in the planning process was to create a list of questions to include in the online survey. The online survey consisted of two parts: 1) review and input on 2012 goals that had not been implemented, and 2) identifying and gathering input on future infrastructure and community needs. In addition to gathering input from the online survey, a Town Hall meeting was held at St. Anne's Catholic Church on February 26, 2019 to gather input, opinions and suggestions from the community both on existing and future goals. All information from the online survey and public workshops was considered during the development of the Comprehensive Plan. After the development of the draft 2020 Comprehensive Plan, a public comment period was held for approximately two weeks. The ultimate goal of the planning process and public input was to have the data and information necessary to create a Comprehensive Plan that accurately reflects the concerns and priorities of the citizens of La Vernia. As a final step in the process, City Council, Mayor and City staff reviewed the recommendations and helped prioritize the goals and objectives to ensure the Comprehensive Plan was an accurate reflection of the priorities of La Vernia residents.

The online survey was an effort to identify the larger concerns of the community and get a general sense of where the residents stood on the remaining 2012 goals. Approximately 350 responses were tallied. Common themes included strong support for job creation, expanding recreational facilities, preserving the downtown area, affordable housing and community services. Much of the input gathered at the Town Hall meeting reflected the information tallied from the online survey.

Once public input was gathered, a meeting was held with the Mayor and City staff to discuss the data results and to prioritize the list of recommendations. The initial list of recommendations was incorporated into the draft 2019 Comprehensive Plan for review and comments by City staff and citizens. Comments on the draft plan were addressed and the report revised accordingly resulting in the final Comprehensive Plan and list of Goals and Objectives. The final report was reviewed again by the City before being adopted by City Council. The Plan is not regulatory. It is simply a document to guide planning efforts and the development of the City to ensure continued economic vitality in the future.

### 3 Plan Outline

The Comprehensive Plan is organized into Chapters addressing specific areas of interest. They include the following:

- Demographics
- Land Use
- Development Guideline Updates and Asset Management
- Public (City Owned) Property
- Parks and Recreations
- Infrastructure
- Housing
- Community Development
- Implementation Guide

#### 3.1 Demographics

The Demographics chapter provides an overview of the population, income, housing data, as well as projections of future growth. This information is used to inform City leaders of existing conditions and what to expect going forward. It also will drive opportunities such as housing development and economic development by providing data that can be used to market La Vernia. This information also is necessary to ensure the City and others plan properly for necessary facilities like water and wastewater capacity, transportation, schools, etc.

#### 3.2 Land Use

This chapter provides an overview of the current land use within the City limits and a discussion of the current development patterns in the City. This is important because of its bearing on issues like transportation, walkability, utilities and quality of life. A Future Land Use Map was developed and included herein (see Appendix A) to provide direction as to what types of development should occur across the City. The Future Land Use Map is a long-term vision of development over the next 10 to 20 years, allowing the City Council to appropriately guide the City's growth. Again, this affects issues of infrastructure and quality of life.

#### 3.3 Development Guideline Updates

Economic development is a key objective of the City. In order to have successful development, the City must have ordinances and zoning that support it. Due to the growth and changing nature of the development in and around the City, certain areas of the Code of Ordinances need to be updated. Properly written codes and guidelines will support economic growth and development.

#### 3.4 Public (City Owned) Property

The City owns several properties within the City. This chapter details the recommended usage for City owned buildings, offices, and parks in addition to City owned property that is currently vacant.

#### 3.5 Parks and Recreation

Parks are an important element in a community's quality of life. Parks can take many forms, from a large sports complex to a small neighborhood park with a few benches and small playscape. The key is to develop a park system that meets the diverse needs of the community offering facilities and

amenities for residents of all ages. The recommendations are geared towards expanding park opportunities in La Vernia to meet the growing and changing needs of the community.

### 3.6 Infrastructure

Infrastructure is fundamental to each community and the public safety of its residents. Keeping up with infrastructure needs includes both projects to accommodate growth and on-going maintenance. Infrastructure covered in this section includes streets, sidewalks, water system, wastewater system and storm drainage.

### 3.7 Housing

Housing can be difficult for a City to address. There is typically little support for direct public involvement in housing development. Housing subsidies are typically provided by a separate agency, so the City may feel that it has no role to play. This section addresses that concern by outlining actions the City can take to address the need for a wider variety of housing options, such as multi-family and senior housing. By addressing these challenges, La Vernia can ensure it has housing diversity. This means existing and prospective residents can find a home that meets their financial and personal needs.

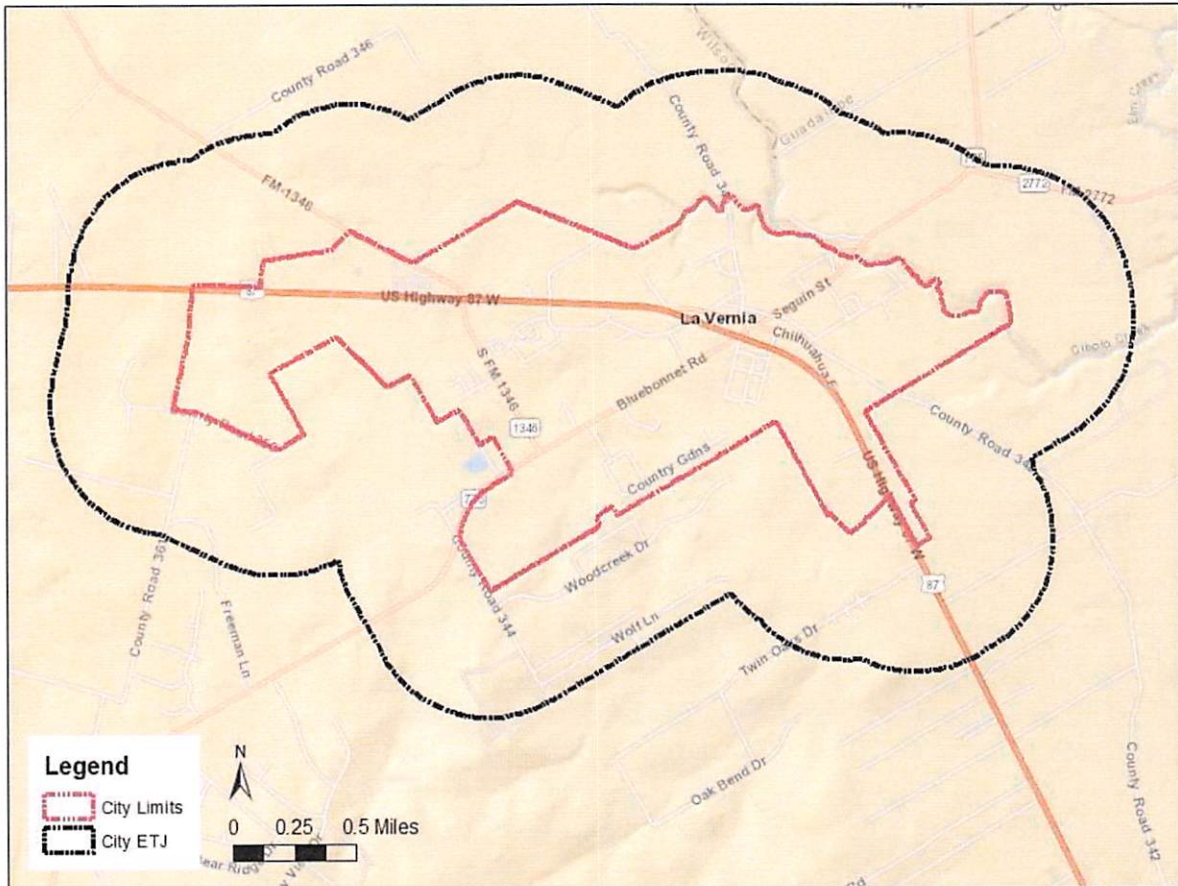
### 3.8 Community Development

Community development is the broadest category of the Comprehensive Plan. It incorporates many elements of the City, from basic services like public safety to citizen outreach and engagement. These represent the services the City provides to its citizens, enhancing quality of life and ensuring a strong community. Working on the goals for this section will lay the foundation for community vitality in the future and ensure that La Vernia remains an attractive, safe community for current and future residents and businesses.

## 4 Demographics

### 4.1 Introduction

La Vernia is a rural community located east of San Antonio, the 7<sup>th</sup> largest city in the country. This places La Vernia in an excellent location to offer a rural quality of life with proximity to employment and major services found in a large City.



### 4.2 Current Population

La Vernia is located in an area that has seen significant growth over the last decade. The Census estimates show the City population has increased 36.7% from 2010 to 2018. Based on census data, the population was 1,043 in 2010 and 1,415 in 2018. This level of growth puts increased strain on infrastructure, schools, and other public facilities which will have to be managed.

#### 4.2.1 Current Population

	2000	2010	2018	% Change 2010 to 2018
La Vernia	931	1,035	1,415	36.7%
Wilson County	32,408	42,918	50,244	14.6%

Source: U.S. Census Bureau

The economy in Central Texas continues to grow. Just north of this area, Comal and Hays Counties are two of the top 10 fastest growing counties in the nation. It is expected that the City of La Vernia will remain a desirable place to live, with continued job growth. San Antonio continues to grow rapidly, and this will likely drive continued growth in Wilson County.

#### 4.2.1.1 Population Projections

	2010	2020	2030
La Vernia Population	1,035	1,560	2,540

Source: Estimated by M&S Engineering

These population projections are based on an average population growth rate of 5% annually. The 5% rate is based on the average growth shown in the census numbers over the last decade.

### 4.3 Population Characteristics

In the Census, Hispanic is considered an ethnicity not a race, so a respondent can select White as their race and Hispanic as their ethnicity. Therefore, the percentages do not add up to 100%. La Vernia race origin is majority White, and its minority population is growing at a much slower rate than the rest of Texas.

#### 4.3.1 Race and Ethnicity

	2000	2010	% Change
White Alone	92.5%	92.5%	0.0%
Black Alone	0.1%	0.7%	0.5%
American Indian	0.8%	0.4%	-0.4%
Asian	0.6%	0.6%	0.0%
Pacific Islander	0.0%	0.0%	0.0%
Other	4.2%	3.6%	-0.6%
Two or More	1.8%	2.3%	0.5%
Hispanic	20.0%	22.0%	2.0%

Source: 2010 US Census

Unlike many rural communities, La Vernia saw its median age decline over the last 10 years. However, the percentage of 18 and under declined. There was also a decline in 25 to 44-year-old, which is when people are beginning their careers, and settling in to work. The rise in 45 and above shows that La Vernia maintains an attraction for older residents, possibly those looking for a good community to raise their families, early retirees, and the like. It will be important to track this demographic as the expectations for City services and facilities will change as the population ages.

#### 4.3.1.1 Population by Age 2000 - 2010

	2000	2010	% of Pop. Change
0 – 4	6.2%	6.0%	-0.2%
5 – 9	6.8%	6.2%	-0.6%
10 – 14	7.9%	6.7%	-1.2%
15 – 19	7.0%	6.6%	-0.4%
20 – 24	4.6%	4.9%	0.3%

25 – 34	11.4%	10.2%	-0.8%
35 – 44	16.1%	13.0%	-3.1%
45 – 54	14.9%	16.3%	1.4%
55 – 64	10.3%	14.4%	4.1%
65 – 74	8.0%	8.4%	0.4%
75 – 84	5.1%	5.0%	-0.1%
85+	1.8%	2.1%	0.3%
<b>Median Age</b>	<b>39.7</b>	<b>38.8</b>	<b>-1.1</b>

Source: ESRI Business Analyst

#### 4.4 Income

La Vernia has seen a steady increase in household income over the last decade. Local job growth and economic growth in the region have driven this increase. Central Texas has bucked the national decline and seen new jobs created despite the national downturn.

##### 4.4.1 Median Household Income

	2000	2010	% Change
<\$15,000	16.5%	10.6%	-5.9%
\$15,000 - \$24,999	20.2%	8.1%	-12.1%
\$25,000 - \$34,999	8.4%	8.1%	-0.3%
\$35,000 - \$49,999	16.1%	18.9%	2.8%
\$50,000 - \$74,999	14.0%	22.5%	6.5%
\$75,000 - \$99,999	10.6%	15.3%	4.7%
\$100,000 - \$149,999	11.2%	12.5%	1.3%
\$150,000 - \$199,999	1.6%	2.5%	0.9%
\$200,000+	1.6%	1.7%	0.1%
<b>Median Household Income</b>	<b>\$39,125</b>	<b>\$53,333</b>	<b>\$14,208</b>

Source: 2010 US Census

#### 4.5 Housing

The number of housing units has grown by nearly 100, which is a faster rate than the population. This is reflected in the somewhat high vacancy rate.

##### 4.5.1 Housing Occupancy 2010

	# of Units	% of Units
<b>Total Housing Units</b>	<b>438</b>	<b>100%</b>
<b>Occupied</b>	<b>407</b>	<b>92.9%</b>
<b>Owner</b>	<b>274</b>	<b>62.6%</b>
<b>Renter</b>	<b>133</b>	<b>30.4%</b>
<b>Vacant</b>	<b>31</b>	<b>7.1%</b>

Source: 2010 US Census

The majority of homes (87.9%) in La Vernia are single family or manufactured homes. Unlike many rural communities there is a significant amount of multi-family (9%). This is a strength in the community as residents have an option for where to live. Older residents can remain in the



community and choose a lower maintenance townhome or apartment, while new teachers, police officers, etc. can afford a rental property in the community as they get settled.

#### 4.5.2 Housing Type

	% of Units
Single Family Detached	77.6%
Single Family Attached	2.0%
Duplex	0.9%
Multi Family (3 or more units)	9.2%
Mobile Home	10.3%

Source: ESRI Business Analyst

Home values have seen a major increase over the last decade. The median home price has increased over \$45,000. Fortunately, homes in La Vernia remain affordable for residents making the median income. This means there is a balanced housing market, where those who work in the community should be able to find appropriate housing. Again, this is not common in smaller communities; often, these communities struggle to provide a range of housing to residents. La Vernia is fortunate to have balance and should work to continue this.

#### 4.5.3 Median Home Value

	Median Value 2000	Median Income 2000	Median Value 2010	Median Income 2010
La Vernia	\$74,590	\$39,125	\$120,766	\$53,333

Source: ESRI Business Analyst

#### 4.5.4 Home Values 2010

	# of Units	% of Units
< \$10,000	7	1.7%
\$10,000 - \$14,999	4	1.0%
\$15,000 - \$19,999	1	0.2%
\$20,000 - \$24,999	5	1.2%
\$25,000 - \$29,999	7	1.7%
\$30,000 - \$34,999	3	0.7%
\$35,000 - \$39,999	7	1.7%
\$40,000 - \$49,999	15	3.6%
\$50,000 - \$59,999	23	5.5%
\$60,000 - \$69,999	12	2.9%
\$70,000 - \$79,999	18	4.3%
\$80,000 - \$89,999	26	6.2%
\$90,000 - \$99,999	29	7.0%
\$100,000 - \$124,999	62	14.9%
\$125,000 - \$149,999	43	10.3%
\$150,000 - \$174,999	41	9.8%
\$175,000 - \$199,999	31	7.4%
\$200,000 - \$249,999	46	11.0%

\$250,000 - \$299,999	13	3.1%
\$300,000 - \$399,999	14	3.4%
\$400,000 - \$499,999	5	1.2%
\$500,000 - \$749,999	2	0.5%
\$750,000 - \$999,999	0	0.0%
> \$1,000,000	3	0.7%

Source: ESRI Business Analyst

#### 4.6 Conclusion

La Vernia is fortunate in its location and its community assets. It has a strong diversity of housing, local employment opportunities, proximity to a major metropolitan center, and the opportunity to define its future. City leaders should continue to monitor the demographics and character of the community and ensure City actions support a quality community that all residents can be proud of and that offers opportunity to new and existing citizens.

## 5 Land Use

### 5.1 Introduction

Land use is a description of activities occurring on a piece of property. Such activities may include commercial, industrial, residential, recreational, and other uses. A land use survey will identify existing land uses within the community and provide a perspective on how the community has developed over time. Having a current land use survey is a critical component of a comprehensive plan. This type of survey can also help identify needs within the community for types of land uses, such as parks, retail development, or multi-family housing.

In October 2011, a land use survey was conducted by [CITY TO FILL THIS IN]. Land use information was gathered using a “windshield survey” method, which involved driving through the entire city and documenting the land uses for every property. The land use for each parcel was entered into a Geographic Information System (GIS) database.

Each parcel in La Vernia was assigned one of nine different land uses. In addition, subtypes for many of the land use classifications were also assigned to allow for a more precise identification. The primary land use types included the following:

- *Agricultural* – Land that is primarily used for farming or ranching activities (Includes property that is primarily agricultural with a single residence)
- *Commercial* – Land that is primarily used for intensive business uses (Includes industrial uses, automobile repair shops, large feed stores, etc.)
- *Public* – Land that is owned by government agencies or that is used for civic purposes (Includes churches, cemeteries, schools, post offices, etc.)
- *Manufactured Home* – Property occupied by a single manufactured home
- *Manufactured Home Park* – Property occupied by multiple manufactured homes
- *Multi-family* – Property with multiple residential dwelling units
- *Single Family* – Property with one residential dwelling
- *Retail* – Land that is primarily used for small businesses (Includes restaurants, hair salons, banks, offices, etc.)
- *Undeveloped* – Land that has no improvements and is not being used for agriculture purposes

### 5.2 Current Land Use

La Vernia has developed like most small towns. Businesses are concentrated in the center of town and along the major thoroughfares. Residential uses spread out from the center. Development on the north side of US 87 within the city limits is hampered by the Cibolo Creek drainage basin. The bulk of the growth within the City has been south of the US 87 corridor. Most of the newer development has occurred on the west end of the City along US 87.

The central area in the City is occupied mostly by La Vernia Independent School District (ISD) campuses and the City Park. Located on main thoroughfares, these destinations are easily accessible for most city residents but can create issues with traffic mobility.

There are significant amounts of undeveloped land within the City Limits which are great opportunities for infill development to occur. These locations should be the focus of planning efforts allowing the City to guide development to meet the needs and desires of the community. These efforts are essential for

encouraging land development to occur within the City so the revenues from property taxes are realized.

### 5.3 Future Land Use

The Future Land Use Plan can be considered the road map for future development. It identifies appropriate locations for different types of new growth. This plan is intended to guide decisions regarding issues of zoning and infrastructure as the City grows. The Future Land Use map is a long-term view of how development should occur over the next 10 to 20 years.

Public participation meetings were held to gather community input and determine the current needs for the City and those findings are included in the Future Land Use Map. Participants took into consideration issues like infrastructure, existing land use, proposed developments and so on to create a vision of what La Vernia could look like in the future. The map, as shown in Appendix A, was updated at the direction of city staff after workshops conducted with the Comprehensive Plan steering committee, City Council, and Planning and Zoning Commission.

One major factor in the growth of any city is the availability of employment. With limited local employment opportunities available, the City would benefit from attracting commercial businesses to the area. The City has interest in a business park that could fill that void; however, the development should be the right fit for the community. The west side of the City is a suitable area for a business park with US 87 providing access to a major transportation network.

With most of the land north of US 87 being undevelopable due to the Cibolo Creek floodplain, development is occurring south of US 87 and on the western side of town. The HEB property serves as a retail anchor at US 87 and FM 1346. The growth in this area provides a gateway visual for the City. Traveling east through town, the remainder of the US 87 corridor is made up mostly of commercial and retail uses. This corridor will continue to benefit the City with mixed-use development on the west side and through the downtown area. As US 87 proceeds east through town and turns south, development is minimal past Crews Street. With mostly large tracts fronting US 87, this area should develop commercial uses.

The central area of the City occupied mostly by La Vernia ISD campuses and the City Park will remain public uses until growth exceeds the capacities of the existing school buildings. The City and school district should work together to determine prime locations for future campuses that better fit the needs of the community. Factors to be considered are traffic flow patterns, accessibility, usefulness of available properties, adaptability to future growth and other issues relevant to each entity.

The Master Thoroughfare Plan includes a proposed major roadway west of CR 344 that would have the potential to bring new opportunities for development along FM 775. A new major intersection would invite the usual businesses that are found in those locations. These new businesses would be a hub for additional development along both the new corridor and FM 775. A proposed mixed-use development at FM 775 and CR 344 will push the growth west along FM 775. The addition of commercial, retail and residential uses in this development will create new opportunities for the community.

Because the City falls under the General Law statutes, it does not have the authority to unilaterally annex property and given the changes to annexation laws in the latest congressional session, annexation will be extremely difficult in the future. Still, the City does have beneficial services that will attract new development with desire to be within the city limits. The City should take a welcoming stance with new development opportunities and provide incentives that are fair to both parties and provide a benefit to the community.

With its close proximity to San Antonio, La Vernia is well positioned for growth. A well thought out Future Land Use Plan will provide the needed direction for future development.

#### 5.4 Recommended Goals

- Update land use maps as necessary to reflect growth and new development

#### 5.5 Conclusion

The Future Land Use Map provides direction for the City as it grows and should be considered when developers are submitting site plans. It does not establish zoning and has no regulatory authority but represents the vision the community has for its growth and should be used by decision makers to ensure future development matches that vision.

## 6 Development Guidelines Updates

### 6.1 Introduction

Economic development is a key objective of the City and it takes much more than simply trying to recruit businesses to achieve it. It is a complex equation that involves many parameters. Factors like quality of life, broadband internet access, and education have become critical to successful economic development. Business owners and employees are looking for communities they want to live in more than just communities with the highest incentives. The recommendations in this section focus on updating the Code of Ordinance in a way that will support economic growth and development.

### 6.2 Zoning Recommendations

The Zoning Map provided in Appendix A illustrates the current zoning throughout the City. The City has a varied list of zoning categories that have provided the City guidelines for various developments up to date. However, due to the changing nature of development, there is a need to update the zoning guidelines to encourage new and different types of development. Mixed use is a development type that takes advantage of consolidated developments and offer a live, work, play type environment. Mixed use typically occurs in densely developed areas. Infill development is reuse of existing developed areas and is a great option to revitalize previously developed areas that have reached their useful life. The City may also benefit from expanding their residential and industrial zoning districts. The Zoning Ordinance was reviewed concurrent with the preparation of the comprehensive plan to ensure that it allows for business development, commercial growth and future residential needs.

### 6.3 Ensure Appropriate Zoning to Support Business Development

As discussed in the Land Use chapter, La Vernia has significant development challenges with drainage and floodplains leaving limited suitable land for development. The Future Land Use map identifies several areas for commercial / industrial development. The City has the desire of establishing an Industrial Park. The role for the City is to ensure that areas identified in this planning process as suitable for commercial / industrial use maintain that classification in the future.

Additionally, the demographic is constantly changing for all cities and the need for various multi-family development is a growing need. As more development is targeted to encourage employment (light industrial and manufacturing) the need for multi-family housing will increase and includes affordable housing as well as market rate developments for the community. There is a need to support the aging population as well through various development related activities including assisted living multi-family housing and an active community center.

### 6.4 Create Multi-Family and Mixed-Use Zoning Categories

The City does not currently have a multi-family zoning category although several multi-family (i.e., duplex and apartments) dwellings exist throughout the City. Multiple units are allowed in the R-2 Zone, with a minimum lot size of 6,000 sq. ft. for the first two units and 2,000 sq. ft. for each additional unit. This standard may be appropriate for garden homes and duplexes; however, it will not support cost effective development of apartments.

Multi-family development is essential for a growing city. It provides living spaces for immediate relocation, opportunities for those not interested in owning a home, not ready to purchase a single-family resident or waiting for their next permanent home. The Future Land Use map identifies areas that are suitable for multi-family housing. The Commission should review other community ordinances to determine best practices and adopt a category that allows for multi-family uses by right. This would

ensure development of multi-family housing in the future, which provides a necessary option for the community.

Mixed use is another zoning category that is desirable to the City. The redevelopment of inner cities described above is exactly what mixed-use is about. It is a driver for creating new neighborhoods where the residents have most everything they need in close proximity. Mixed use zoning would allow for a development strategy that combines residential, commercial and entertainment uses that are fully integrated. The City is preparing for a mixed-use development at the intersection of FM 775 and County Road 344. The planning for that development has spurred the City's interest in promoting future mixed-use development and they have identified the FM 775, FM 1346 and US 87 corridors as desirable locations for this type of development.

### 6.5 Development Design Recommendations

As new and different developments move into the City, the current development regulations may lack detail to provide proper direction for development. This creates ambiguity in the code and necessitates the need for variances and other cumbersome processes to promote smart development. The current City Code of Ordinances for Buildings and Building Regulations (Chapter 6), Streets, Sidewalks and Other Public Places (Chapter 28), Subdivisions (Chapter 30) and Zoning (Chapter 38) have been reviewed as part of this comprehensive plan. Certain areas of the development code, such as drainage requirements, parking requirements, access requirements, and landscaping requirements should all be evaluated and updated as necessary.

### 6.6 Ordinance Development

There are many practices that have been used to adhere to Low Impact Development (LID) principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of development and promotes the natural movement of water within a watershed. These practices are most effective for small storm events that occur frequently. Maintenance of these systems is of great importance in keeping them functioning properly and operating with the intended effectiveness. The San Antonio River Authority (SARA) and the larger cities in Central Texas promote LID guidelines. The City should look at the work done by these entities and adopt measures that are sensible for the types of development expected in La Vernia.

### 6.7 Recommended Goals

- Create zoning categories for multi-family development
- Create zoning categories for mixed-use development
- Evaluate and update City ordinance code as it pertains to development
- Adopt Low-Impact-Development standards

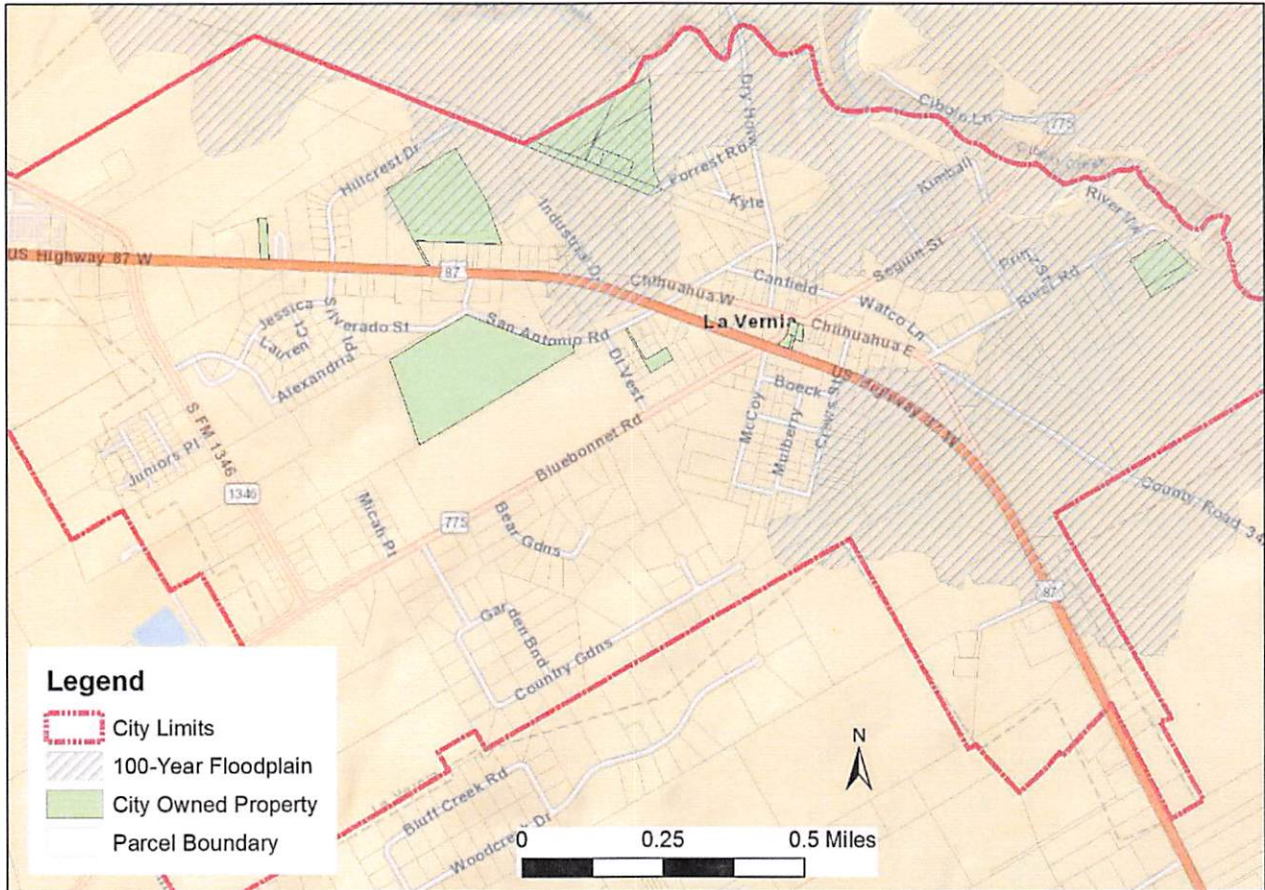
### 6.8 Conclusion

As the City changes and grows, it is important to put City ordinances, zoning and development guidelines into place. This will allow for new development within the City to be established in a manner that meets the needs of the City and its resident. It will create sensible growth with desirable areas for people to live, work and play. Better quality of life will foster growth and economic development. Elements that impact the quality of life are important to both the employers wanting to locate their businesses in the City and the potential employees that follow. Amenities that improve the quality of life are factors they consider when making that choice.

## 7 Public and City Owned Property

### 7.1 Introduction

The City owns several pieces of property as illustrated on the map below. Most of the properties are used for City buildings, offices, water and wastewater facilities and parks. As the City grows, additional space for City offices and City buildings will be needed for City staff and services. Two of the City owned properties are undeveloped and located within the 100-year floodplain.



### 7.2 Recommendations

The following recommendations are based on results from the online survey and discussions with staff regarding City buildings, office space and city owned property. The following recommendations will create and promote a well-developed community for its citizens.

#### 7.2.1 Add Parking for Heritage Museum.

Currently, there are only two parking spaces for the Heritage Museum both dedicated as handicap parking. There is limited public parking within the vicinity of the museum. It is recommended that the City create additional parking spaces outside the Heritage Museum. This could be achieved by expanding the existing concrete pad for additional parking space along the fenced area for non-handicapped



visitors also. The expanded concrete parking area will improve visibility and safety for motorists backing into the busy street.

#### 7.2.2 Manage and Maintain the City Park Ball Fields

Currently, the City Park ball fields are not managed or maintained by the City. However, the City would prefer to handle the management and maintenance of the fields in order to maximize their utility. It is recommended that the City improve the quality of the fields and market them to others, including competitive sports teams and baseball summer camp groups. If the City assumes responsibility for managing the baseball fields, they can oversee the scheduling of field activities and lease them as a revenue stream to support their upkeep. This could, in turn, promote the local economy and benefit businesses within the City. The City should establish long-term agreements with the La Vernia Little League and Youth Sports Association to keep the ball fields fully utilized. The City may also benefit by applying for grants to improve the existing ball fields and determine the best way to provide adequate facilities for all users.

#### 7.2.3 Utilize or Sell Vacant Property

Two of the City owned properties are undeveloped and located within the 100-year floodplain. One property is located between the Hillcrest Subdivision and U.S. Highway 87 and the other is located north of downtown west of the Forrest Road subdivision. Currently, neither of the properties are being utilized. These properties located within the 100-year floodplain could be developed as additional parkland, sold to generate revenue or used for drainage detention facilities.

#### 7.2.4 Acquire Land for Future City Offices and Facilities

The current city offices are located downtown along Chihuahua Street. The building is small, and parking can be an issue. As the City continues to grow, it will become imperative to expand the City Hall. Moving the City Hall from the downtown location can be beneficial in terms of access and will promote new development at the new location. It is recommended that the City begin to seek out property for a new City Hall and office space; and, that the police department remain at its current location with the ability to expand into the current City Hall and office space.

As with all projects relating to development, location will be a key factor; however, it is recommended that the City identify their future needs for space and services prior to choosing a location. The City should identify property that is accessible and convenient for residents, while providing adequate space for City needs. Future City facilities should be designed with expansion in mind to reduce the need to move again.

Because this will likely require a bond election to fund the land purchase and construction, planning and public engagement should begin early. Building support from residents will require education on why a new facility is necessary and the benefits it will provide. People tend to be skeptical about investments in City facilities and their skepticism will have to be addressed. If the City has a good plan with reasonable expectations and solid public engagement, then residents will be more likely to support the needed expenditure.

### 7.3 Recommended Goals

- Add Parking for Heritage Museum
- Manage and Maintain the City Park Ball Fields
- Utilize or sell vacant property
- Acquire land for future City offices and facilities

#### 7.4 Conclusion

It is vital that the City think about future office space, how to better manage its parklands and what to do with City owned property. If the two undeveloped properties are not a good location for detention facilities, then the assets can be sold, and revenue used for purchasing property for future office space. Managing the existing ballfields can also help boost the economy by filling local restaurants and hotels with sporting event supporters. It is also important to preserve the heritage of the community and provide easier parking and access to the Heritage Museum. This will encourage visitors.

## 8 Parks and Recreation

### 8.1 Introduction

La Vernia is fortunate to have an excellent City Park that offers a walking track, picnic areas, playscape, tennis courts and a basketball court. There are also ball fields for baseball and softball. The online survey showed that the community would like to see more nature parks with trail systems. The community also showed interest in bike lanes and sidewalks that could provide the community with additional transportation options and outside recreational activities.

### 8.2 Recommendations

The recommendations listed below are based on the online survey where residents showed interest in additional recreational facilities such as parks and trails along with sidewalks and bike lanes. This section focused on nature parks and trail system; whereas, sidewalks and bike lanes are described in Section 9 – Infrastructure. .

#### 8.2.1 Consider Developing a New Park on City Property at the End of Forrest Road

The City owned property situated between Dry Hollow Creek and the end of Forrest Road is currently undeveloped and completely within the 100-year floodplain. We recommend this location be considered as a proposed location for a new nature park and/or trail system. . The new park could potentially be used for walking trails and birdwatching.

#### 8.2.2 Consider Developing a New Park on City Property along U.S. Highway 87

The City-owned property located to the north of U.S. Highway 87 behind the Center for Healing and Hope is currently undeveloped. It is a 13.7-acre property with access along U.S. Highway 87 that is mostly in the 100-year floodplain. It is recommended that the City consider developing a community park on this property with nature trails, a playscape, a splashpad, natural landscaping, and a comfortable place to walk and sit outside.

Approximately 87% of the property is located within the 100-year floodplain with the portion of the property closest to the highway not in the floodplain. The area outside of the 100-year floodplain could be used for parking and bathroom facilities. In Section 7 – Public and City Owned Property, it is recommended that this property be considered for drainage detention facilities. Due to the large size of this parcel, it is possible to consider the property for both drainage and park facilities.

There has been some opposition to a park at this location from residents adjacent to this property. Therefore, it is recommended that the City establish access to the proposed park from U.S. Highway 87 to eliminate traffic through the adjacent neighborhoods and that the proposed park be fenced off from the adjacent homes so the residents will have a barrier between their property and the park.

#### 8.2.3 Continue Development of Nature Park / Trail

There are many parts of La Vernia that are essentially undevelopable due to flooding and drainage issues. An excellent way to turn these areas into an amenity is to utilize them as park space. There has been on-going discussion to develop an area into a Nature Park and trail system. The properties described above are suitable for this type of development and would offer protected open space in areas of town that currently do not have parks. It may also be possible to connect these two properties to the existing City Park with trails for walking or biking and complement them by offering additional walking trails and environmental learning experiences.

### 8.3 Recommended Goals

- Consider developing a new park at the end of Forrest Road
- Consider developing a new park along U.S. Highway 87
- Continue development of nature park / trail

### 8.4 Conclusion

Parks and recreation facilities are an investment in the community. La Vernia could develop a system of parks, sidewalks, and trails that allow residents free access to the entire community and the opportunity to enjoy the outdoors. Some will choose an active game of baseball, while others will enjoy a quiet stroll through the nature park. A strong park system will accommodate all needs.

## 9 Infrastructure

### 9.1 Introduction

The most fundamental role of government is to provide infrastructure. Transportation, drainage, water and wastewater infrastructure are all necessary for a community to operate and maintain the proper level of health and safety for the public. Keeping up with the maintenance of existing infrastructure, replacing failing elements and adding necessary improvements are challenging and costly tasks cities are faced with. This infrastructure represents the biggest investment for City government. Weighing the infrastructure needs, including projections for growth within the service areas, leads to planning efforts such as this one to determine where budget dollars should be expended and what sources of funding should be considered.

### 9.2 Recommendations

The recommendations described below are provided to assist the City in their guidance of infrastructure investment to ensure adequate services are maintained and meet the growing demands.

#### 9.2.1 Adopt a Master Thoroughfare Plan

The 2015 Master Transportation and Drainage Plan (MTDP) prepared by M&S Engineering included a Master Thoroughfare Plan (MTP) but was never adopted. After meeting with the general public and specific property owners of large tracts of land, the MTP has been updated with this effort. A copy of the latest (2019) Master Thoroughfare Plan is provided in Appendix A. The plan reserves areas for future roads of designated size to be included in new development. The locations of future roads shown on the plan are flexible with their ultimate location determined based on coordination with the City and their needs. This includes identifying appropriate connections for internal streets as well as appropriate access for through traffic that will minimize negative impacts on the City.

With growth of the City expected to be to the west along US 87 and south along FM 775, a new arterial roadway will be needed to relieve traffic congestion in the center of the City. Allowing a roadway to serve these areas and keep some amount of traffic from the City center will greatly improve mobility and safety. There is a potential for this route to be viewed as a bypass of the downtown area. This arterial will be a “city” street with stop conditions at all major roadway which should relieve the perception on a bypass. It also may spur growth for additional businesses and destinations for the community.

A major challenge faced by the City is the amount of truck traffic travelling through the center of town. This heavy traffic is damaging to roads and creates mobility issues. Developing an alternative north-south route is difficult due to the wide floodplain for Cibolo Creek. Lengthy bridges would be needed to provide clear access across the creek. The City’s best option is to work with TxDOT to determine workable alternatives and secure funding for a potential new route.

Another challenge is the difficulty of travelling FM 775 across US 87 and Chihuahua Street. As mentioned above the truck traffic travelling through this intersection creates major mobility problems. The intersection of FM 775 and Chihuahua have several impediments to change including the Historic City Hall building, local interest in other aged structures, the large industrial facility to the north and other prominent businesses close to the intersection. Any improvement plans would include coordination with TxDOT and require significant public involvement to determine a solution acceptable to the community.

### 9.2.2 Implement Bike Lanes and Sidewalks into Typical Sections

With the focus on multiple modes of mobility being popular, bike lanes and sidewalks are important part of the picture. Currently, most streets in the City are not wide enough to add bike lanes. The City should develop typical roadway sections wide enough to include bike lanes and include sidewalks. These typical sections should be of appropriate width for the type of corridor and include features that are desirable and complement the surrounding land use. Creating typical roadway sections for various corridors will promote consistency in development and improve the mobility options by including sidewalks and bike lanes where needed.

### 9.2.3 Develop Projects for Safe Routes to School Program

The City is currently working with the Texas Department of Transportation (TxDOT) on a Safe Routes to Schools Infrastructure (STRS) Program. TxDOT administers SRTS funds to support infrastructure projects that facilitate walking and biking to school. The funds can be used on projects located within two miles of elementary and middle schools. It is recommended the City continue to focus on and participate in this program to provide improved mobility and accessible routes to the schools.

### 9.2.4 Construct Sidewalks Around City Park

Additionally, the City would like to construct sidewalks leading to and around City Park. Currently, there is no safe walking paths to reach the park. The sidewalk for City Park can be connected to those constructed as part of the SRTS Program providing a contiguous and safe route for pedestrians using this central portion of the City.

### 9.2.5 Develop Storm Drainage Facilities

As mentioned throughout this Plan, drainage and flooding are critical issues that La Vernia must address. Approximately 28% of the city limits and 31% of the ETJ are located within a Zone 'A' Flood Hazard Area, typically known as the 100-year floodplain. This hinders the development capacity for the city and makes it necessary to evaluate opportunities to reclaim some of these areas making them useable properties. The City's task will be to update and provide major infrastructure that can convey stormwater to Cibolo Creek while the development community will need to participate in these improvements at least at the site of improvement and preferably assist with the major elements as well.

The following list of projects were identified in the 2015 MTDP as drainage improvement needs for the City. To date, none of these projects have been designed.

- San Antonio Road Low Water Crossing Replacement
- US 87 Culvert Crossing and Outfall near HEB
- US 87 Culvert Crossing and Outfall at FM 1346
- US 87 Culvert Crossing and Outfall at Hillcrest
- US 87 at Chihuahua East Intersection

The City should encourage the development community to make stormwater facilities into amenities where feasible. Detention ponds can be designed as water features turning them into an attractive amenity and occasional use facilities like athletic fields can also be designed to function as drainage detention areas if located properly. The City should examine best practices from SARA and other communities to establish standards that ensure stormwater is managed with minimal negative impacts.

Design guidance in the City's Code of Ordinances is extensive and generally follows the City of San Antonio's procedures. The design community is currently adapting to the changes brought about with the newly published rainfall data by the National, Oceanic and Atmospheric Administration (NOAA)

know as Atlas 14. Cities in the region are moving to incorporate the new frequency and intensity data into their design codes so new infrastructure can provide better flood risk prevention. This update to Atlas 14 data will require new Floodplain Mapping potentially widening existing floodplains placing more structures within Zone 'A' Flood Hazard areas. Updating the stormwater design codes to include Atlas 14 data would be a prudent task to perform prior to major development coming to the City.

#### 9.2.6 Regional Detention Ponds

Regional detention ponds can help eliminate some drainage concerns by mitigating stormwater increases in consolidated areas for larger development areas. The 2015 MTDP identifies several areas for regional detention and associated costs for those improvements. In November 2019, the voters of the state passed legislation that will provide funding for use creating regional drainage projects. As the City determines opportunities, it may consider attempting to secure funds from that program or proposing a bond issue to design and construct improvements.

#### 9.2.7 Incorporate Low Impact Development Standards for New Development

Low Impact Development (LID) is a method for managing stormwater on site rather than simply building large, off site detention ponds. Input from the 2019 online survey indicated 72% of the responses were in favor of LID. LID promotes engineering techniques designed to manage stormwater runoff by using natural features and hydrologic controls to improve water quality. These low impact facilities can be as simple as a small rain garden on a residential lot or a rainwater harvesting system to a large, recreated 'wetland' that can slow and clean water as it flows off a commercial development. It is recommended that LID standards for new development be evaluated and considered for inclusion in city code.

#### 9.2.8 Ensure Adequate Funding for Water and Wastewater Improvements

A few water and wastewater improvements have been identified as necessary capital improvement projects. The City has adopted a plan to address infrastructure improvements pertaining to water and wastewater. The identified projects are listed below:

- Replace/rehabilitate sewer racetrack
- Relocate existing sewer plant or establish streambank stabilization near the plant
- Expand water filter plant
- Construct new well in the City

In order to complete the projects, it is imperative that the City ensure adequate funding is available. Possible funding available aside from City budgeted funds may be USDA loans, Texas Water Development Board (TWDB) State Revolving Funds or Community Development Block Grant monies. It is recommended that the City look into funding options and secure enough money for the identified improvements.

### 9.3 Recommended Goals

- Adopt a Master Thoroughfare Plan
- Implement bike lanes and sidewalks into typical section
- Develop Safe Routes to School 2021
- Construct sidewalks around City Park
- Develop storm drainage facilities
- Update stormwater design criteria to include Atlas 14 data
- Seek opportunities to develop regional detention ponds
- Incorporate Low Impact Development standards for new developments
- Ensure adequate funding for water and wastewater projects

#### 9.4 Conclusion

Investing in infrastructure will result in a better community for all residents. It will enhance community safety and quality of life. The City should continue its focus on providing these basic services in a cost effective and efficient manner. The recommendations identified here build upon the foundation the City has laid and will position La Vernia for success in the future.



## 10 Housing

### 10.1 Introduction

Housing is a fundamental need for any community, and it can present a tremendous challenge to communities because of the limited role they can play in its development. There is typically very limited support for public involvement in housing development (outside of vouchers and other programs for very low-income residents), and city leaders may feel helpless in addressing housing issues. This Plan is an attempt to ensure that La Vernia has an appropriate mix of housing that provides for the continuum of housing from new couples just starting out, to growing families, to retirees looking to simplify. The goals are not an attempt to take over the housing market, rather, they are an effort to ensure the City is not creating barriers to housing development that meets local needs.

As discussed in the Demographics chapter, La Vernia has seen an increase in home values; however, rising incomes have more or less kept pace. This means a family making the median income can afford a median priced home in the community. More than 12% of homes are either townhomes, duplexes, or multi-family (9.2% multi-family) meaning there are options for residents that do not want a traditional single-family home. This mix of housing and affordability positions La Vernia well for growth, and policies should support continued diversity in housing for the community.

Unlike many small towns, La Vernia has a reasonable amount of multi-family properties. However, current demand indicates the need for additional multi-family properties to include assisted living facilities for the aging public. This is an asset for a community, especially in the current housing situation, because it provides housing options for those not ready, or willing to purchase a home and for those wanting to downsize and eliminate the upkeep and maintenance of a single-family residence. Manufactured homes are also a much smaller percentage of housing than is found in most rural communities. Recommendations

Housing is driven by market demand. Developers will build in locations where they know they will sell houses. This means their attention is focused on high growth areas. They also want to build in areas where there are fewer obstacles where regulations are clear and reasonable, and the community is supportive of their efforts. La Vernia is fortunate in that it has newly updated ordinances, a population that is supportive of quality development, and is in an area that can expect growth. The significant barrier to growth in the City is the fact that so much vacant property is in the floodplain or has drainage issues. This challenge is discussed in the Land Use chapter.

#### 10.1.1 Promote the Development of a Senior Living Facility Within the City

A nursing home and nursing services are available within the City limits; however, the area does not have a Senior Retirement Village or Living Facility. Per the population demographics, ages 55 to 64 have seen an increase over the years. This illustrates that La Vernia has a housing need for seniors. Many La Vernia residents have expressed interest in being able to stay in the area when they retire. They want the option to stay in their community as they age, rather than having to relocate to a community with senior living facilities. With a senior living facility, these families could benefit from assistance with daily living, no home maintenance, great privacy, lower costs than nursing homes, and the opportunity to socialize and remain part of the community. Many retirement homes are offering a continuum of care

so residents can move in and live independently, then as their needs change, relocate to higher care and service levels within the same facility.

The City has identified a tract of land west of HEB along U.S. Highway 87 as a suitable location for senior living facility or retirement village. It is important to find the right developer and it is recommended that the City continue to reach out to potential developers. This is a high priority for the City.

#### 10.1.2 Continue Code Enforcement to Ensure Homes Provide Adequate Shelter

Visual observations of homes were made during various trips to the City. It was determined that some homes were in poor condition based on appearance. Fortunately, the majority of homes in La Vernia appeared to be in good condition; however, there were some areas of concern such as junk cars, overgrown lots, etc. It is recommended that code be enforced in order to maintain the community's appearance, health and safety; and, to protect property values and quality of life.

### 10.2 Recommended Goals

- Promote the development of a senior retirement village or living facility within the City
- Continue code enforcement to ensure homes provide adequate shelter

### 10.3 Conclusion

La Vernia will experience growth in the future. Its proximity to San Antonio, quality of life, and good schools make it an attractive destination for potential residents. By implementing the recommendations in this section, the City can ensure adequate housing for these future residents. There are barriers; however, the community is supportive of responsible growth and future success.

## 11 Community Development

### 11.1 Introduction

The recommendations in this section cover some of the most basic of City services. It addresses the needs of City government to continue to provide services to its residents and to ensure continued service as demands grow and change. These recommendations may not be as noticeable or tangible as building new parks or constructing new infrastructure; however, they are a critical element of the Plan. Community development is an essential element to improving the quality of life for its residents and supports the overall goal to improve the City's economy.

### 11.2 Recommendations

La Vernia is changing from a rural community to more suburban. With that change comes increased demands for City services and expectations from residents. The City will have to consider how to best serve those changing expectations and these recommendations address some of those expectations.

#### 11.2.1 Create Animal Control Facilities with Trained Staff

This is another challenge for a growing community. La Vernia's proximity to San Antonio makes it an attractive location for owners to 'dump' their unwanted pets, putting the task of dealing with them on the City. Establishing an animal control facility is likely to be a fairly expensive project due to the demands of staffing, building, and on-going operation of a center. As with other major public endeavors, this should begin with public outreach and education. Citizens should be brought into the process early to ensure their support. This is also the opportunity to build a volunteer network that can help with managing the facility. If a strong volunteer base can be built, this will reduce the labor demands on the City to staff the facility. Volunteers can help with caring for the animals, managing adoptions, etc.

The location of the facility will also create a challenge. Nearby residents may resist having a facility they believe will be noisy and create traffic in their neighborhood. It will be important to spend time identifying a suitable site before moving forward. This project, like a new City Hall, will likely require a bond package, so building support early will be critical.

In the interim, the City must have trained staff to properly handle animals. Currently, police officers are tasked with this, and most have no training in safely dealing with the issue. The City should send an appropriate number of City staff to train so there is always someone on duty with the skills to handle animals or contract with another agency to provide that service.

#### 11.2.2 Establish a Community Library

The role of libraries has changed significantly in the last ten years. The traditional services of books and reading programs are still vital; however, providing public access to computers and the internet is a major service library provide. Residents without access to a computer can use the library to search for jobs, do schoolwork and other work. A library is much more than just a place to borrow a book, it is a cornerstone of community service.

Currently, the high school library has some public hours where residents can access it. As a short-term solution, the City can work with the school district to increase the hours the library is available to the public. Obviously, this cannot interfere with school use; however, evenings and weekends may be

available The City of La Vernia is also part of the Wilson County Library program. The La Vernia Branch, called the Jane Yelvington McCallum Public Library is located in the old La Vernia News office on Chihuahua Street. This library is open to the public Monday through Friday from 9:00 a.m. to Noon and 1:00 p.m. to 5:00 p.m. and on Saturdays from 1:00 a.m. to 2:00 p.m. . Having limited weekend hours and no evening hours makes it difficult for many to benefit from the library's resources.

Long term, the community would benefit from a City public library in a dedicated building with more weekend and evening hours of operation. The challenge (as with most public works) is the funding source. Texas does allow for the creation of Library Districts, which levy a property tax to fund services. Before moving forward, the community needs to establish a detailed plan for paying for a new library and for funding on-going operations. Building a new facility will not be of benefit if there is not continuing funding available to provide the level of service needed.

### 11.2.3 Establish a Farmers Market

Growing interest in local and sustainable foods has driven an explosion in Farmers Markets in towns large and small. These represent a tremendous opportunity for citizens to have access to reasonably priced fresh foods and for local agricultural producers to have a market for their goods. This would be a good project for the Chamber of Commerce to undertake or for a group of engaged citizens to take ownership. The City can play a role in helping to identify a good location for the Market and possibly provide utilities for it to operate.

The group should start by gauging public interest in having a Farmers Market. This would include the best day and time to hold it, possible locations, and what goods people would most want. They should also visit existing markets in other communities to see what is good and not so good about them. This would include identifying what makes each one unique, whether it's the mix of vendors or the timing or whatever. This insight will help to determine how to position the La Vernia market to attract the most attention. It will also help reduce competition for vendors by not holding the La Vernia market on the same day as other nearby markets. Finally, local producers should be contacted to begin building a relationship with them. This relationship will be important because they will need confidence that they will have customers before investing the time and resources in participating in another market.

Using the community survey and information, they can be reassured that residents are enthusiastic and will support them. Successful Farmers Markets are more than just a collection of farmers, they incorporate music, art vendors, and more. They become an attraction bringing people to an area, both residents and visitors. While it may start small, it should start soon. It can build on early enthusiasm and become a great attraction for La Vernia.

### 11.2.4 Encourage Residential Property Maintenance

The City can assist property owners by conducting regular bulky trash disposal events and household hazardous waste collections so residents can properly dispose of items. These should be held at least annually.

For those residents who are unable to properly maintain their homes, a volunteer program can be established to help. Local churches and civic groups can establish a program where volunteers will provide basic yard care and light home maintenance for elderly and low-income residents. Local businesses may be willing to donate tools and materials to help. This can be an annual workday type event or set up as an on-going service. Local groups can coordinate to establish a simple application process (even just a request through a resident's local church) and then how to get the work done. This

would help build community spirit and unity and offer an opportunity for civic groups and churches to serve their community.

#### 11.2.5 Expand Access to Higher Education / Workforce Training

The expansion of access to higher education and workforce training helps encourage the City's residents to better themselves as individuals and can establish a workforce that lives and works within the community. Not every individual has the desire or ability to complete a 4-year degree at a university. Many students would be better served through vocational education and training to prepare them for good jobs directly from high school, or with a 2-year degree. There are many successful programs that community leaders can utilize as a road map for local success.

It is recommended that the City establish a task force of residents and business owners to focus on workforce training and educational programs. The Task Force could start by contacting local businesses to see what their workforce needs are. The ISD recently completed a review that identified best practices and had recommendations related to this effort. This report should be a starting point for the development of a program.

It is also recommended that the Task Force develop a partnership with a university or community college to bring in a distance learning center to the City. The ISD already has a relationship with St. Phillips College in San Antonio, so the goal would be to allow the general public to have access to these opportunities, not just ISD students. Other potential partnerships for distance learning could be with San Antonio Community College or Alamo Community College. This would offer a great opportunity to build the quality of the local workforce by allowing citizens to get specific training, it would also help local students take college credit courses locally to save money later. The Texas Distance Learning Association is an organization focused on this issue. They have resources and training to help start a program ([www.txdla.org](http://www.txdla.org)). The key will be making the program accessible to all residents, not just students.

#### 11.3 Recommended Goals

- Create an Animal Control Facility with trained staff
- Establish a City public library
- Establish a farmer's market
- Encourage residential property maintenance
- Expand access to higher education / workforce training

#### 11.4 Conclusion

Community development is a critical role for the City; however, the City cannot be successful without strong engagement and support from residents and other organizations in the community. The recommendations in this section are an opportunity for the City to build strong relationships with other community organizations and foster a volunteer ethic in citizens to play an active role in creating the community they desire. It will take many years to realize all these goals; however, they have the support of residents and will foster quality of life and economic opportunity over the long term.

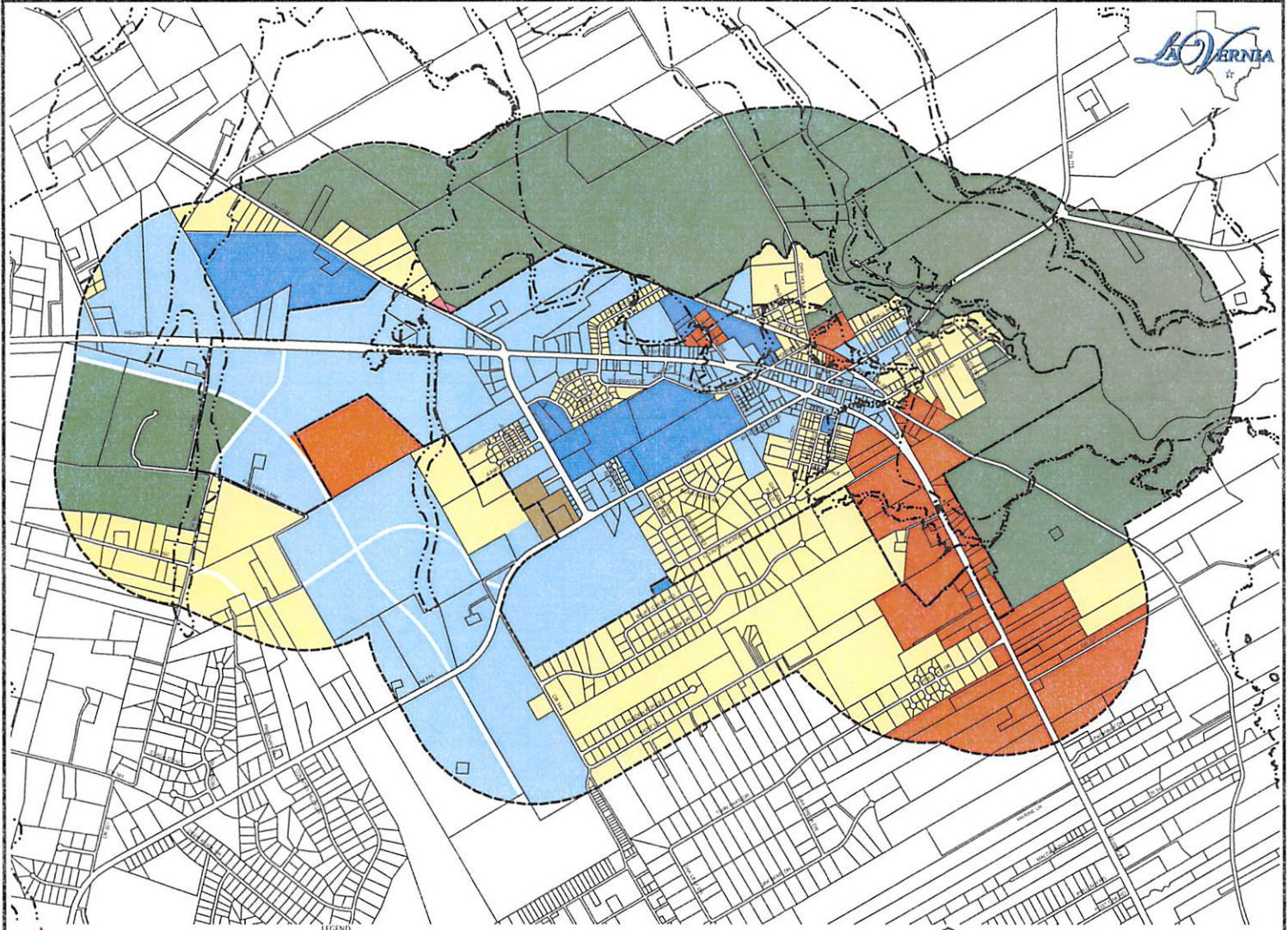
## 12 Implementation Guide

This section compiles the complete list of goals and objectives identified throughout the Comprehensive Plan and prioritizes them into a list of key improvements. Goal recommendations have been classified using the following system:

1. Mandatory (M): those which address an imminent threat to public health and safety.
2. Necessary (N): those which provide important public services usually by improving or replacing existing infrastructure.
3. Desirable (D): those which provide the aesthetic aspects of the community or improve quality of life.
4. Recommended (R): those that are necessary or desirable, but also reduce operating expenses or increase revenue for the City.

Refer to Appendix B for a comprehensive list of the recommended goals identified in the Comprehensive Plan. This list is prioritized based on the classification system defined above.

# Appendix A



LEGEND		
CITY BOUNDARY	PARKS/OPEN SPACE	WATER
UTILITY	RESIDENTIAL HIGH-DENSITY	RESIDENTIAL MEDIUM-DENSITY
FLOODPLAIN	RESIDENTIAL SINGLE-FAMILY	RETAIL
	WETLANDS	



**FUTURE LAND USE MAP**  
CITY OF LA VERNE, TEXAS  
DATE: MARCH 2020





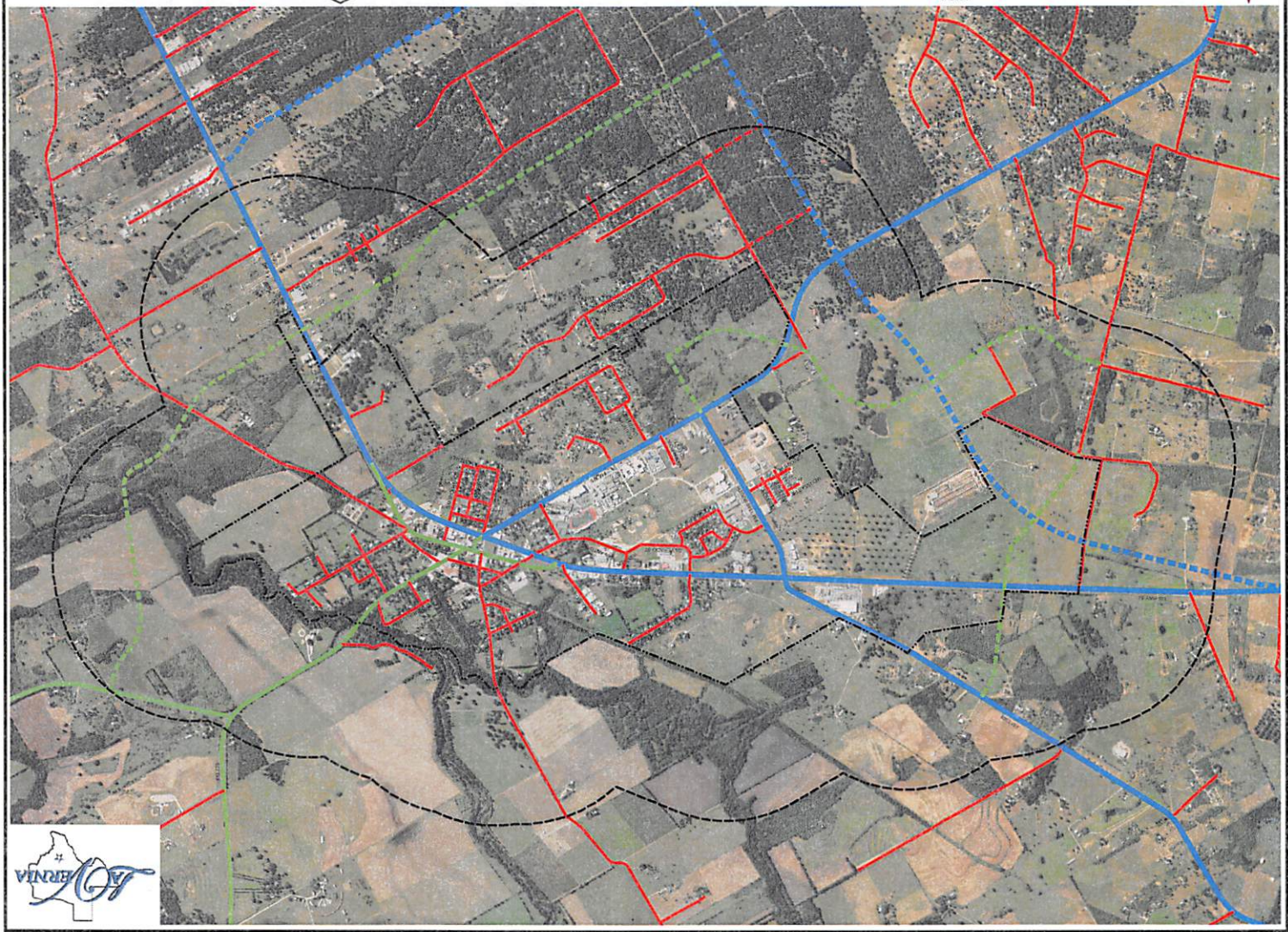
**M&S ENGINEERING**  
CIVIL | ELECTRICAL | STRUCTURAL | MEP

**LEGEND**

--- ADJ. ZONING LINE	■ S-1 SINGLE-FAMILY HOME OR FARM	■ C-2 GENERAL COMMERCIAL
--- RT/BLVD	■ S-2 SINGLE-FAMILY	■ C-3 CENTRAL BUSINESS
--- HIGHWAY	■ R-1 GENERAL RESIDENTIAL	■ P-1 BUSINESS
--- CITY FORM OVERLAY	■ R-2 RESIDENTIAL	■ M-1 MIXED USE AREA
	■ R-3 SINGLE-FAMILY HOME OR FARM	■ H-1 HOUSING



**ZONING MAP**  
CITY OF LA VERNIA, TEXAS  
DATE: MARCH 2020



## Appendix B

**Appendix B**  
**Comprehensive List of Recommended Goals**

Goals and Objectives	Need
<b>Land Use</b>	
Update land use maps as necessary to reflect growth and new development	Recommended
<b>Development Guidelines Updates</b>	
Create zoning categories for multi-family development	Recommended
Create zoning categories for mixed-use development	Recommended
Evaluate and update City ordinance code as it pertains to development	Recommended
Adopt Low-Impact-Development standards	Recommended
<b>Public and City Owned Property</b>	
Add parking for Heritage Museum	Desirable
Manage and maintain the City Park ball fields	Necessary
Utilize or sell vacant property	Recommended
Acquire land for future City offices and facilities	Necessary
<b>Parks and Recreation</b>	
Develop a new park at the end of Forrest Road	Desirable
Develop a new park along U.S. Highway 87	Desirable
Continue development of nature park / trail	Desirable
<b>Infrastructure</b>	
Adopt a Master Thoroughfare Plan	Necessary
Implement bike lanes and sidewalks into typical sections	Necessary
Develop Safe Routes to School 2021	Mandatory
Construct sidewalks around City Park	Desirable
Develop Storm Drainage Facilities	Necessary
Update stormwater design criteria to include Atlas 14 data	Necessary
Seek opportunities to develop regional detention ponds	Recommended
Incorporate Low Impact Development standards for new developments	Desirable
Ensure adequate funding for water and wastewater infrastructure projects	Necessary
<b>Housing</b>	
Promote the development of a senior retirement village or living facility in the City	Necessary
Continue code enforcement to ensure homes provide adequate shelter	Mandatory
<b>Community Development</b>	
Create an Animal Control Facility with trained staff	Necessary
Establish a community library	Necessary
Establish a farmer's market	Recommended
Encourage residential property maintenance	Desirable
Expand access to higher education / workforce training	Desirable

Date Received 02-21-2020  
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](mailto: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 La Vernia ISD

Mailing Address 13600 US Hwy 87 W; La Vernia TX 78121

Telephone 830-779-6600 Fax 830-779-2304 Mobile \_\_\_\_\_ Email jeremy.deck@luisd.org

Property Address/Location 249 FM 1348 South; La Vernia TX 78121 Property ID No \_\_\_\_\_

Legal Description \_\_\_\_\_  
Name of Subdivision \_\_\_\_\_

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Acreage \_\_\_\_\_

Existing Use of Property Education Facility; Public School

Proposed Use of Property (attach additional or supporting information if necessary) Addition of one portable classroom building for classroom instructional use.

Current Zoning R-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):  
Adding One Portable Classroom Building for Classroom instructional use.

**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]  
Signature of Owner(s)/Agent

2/19/20  
Date

For Office Use Only	
Date of Publication <u>03-05-2020</u>	Date of P&Z Public Hearing <u>03-19-2020</u>
Date of 200 Ft Notices <u>03-09-2020</u>	Date of Council Public Hearing <u>03-19-2020</u>
Ordinance No. <u>03192020-</u>	Approved _____ Denied _____

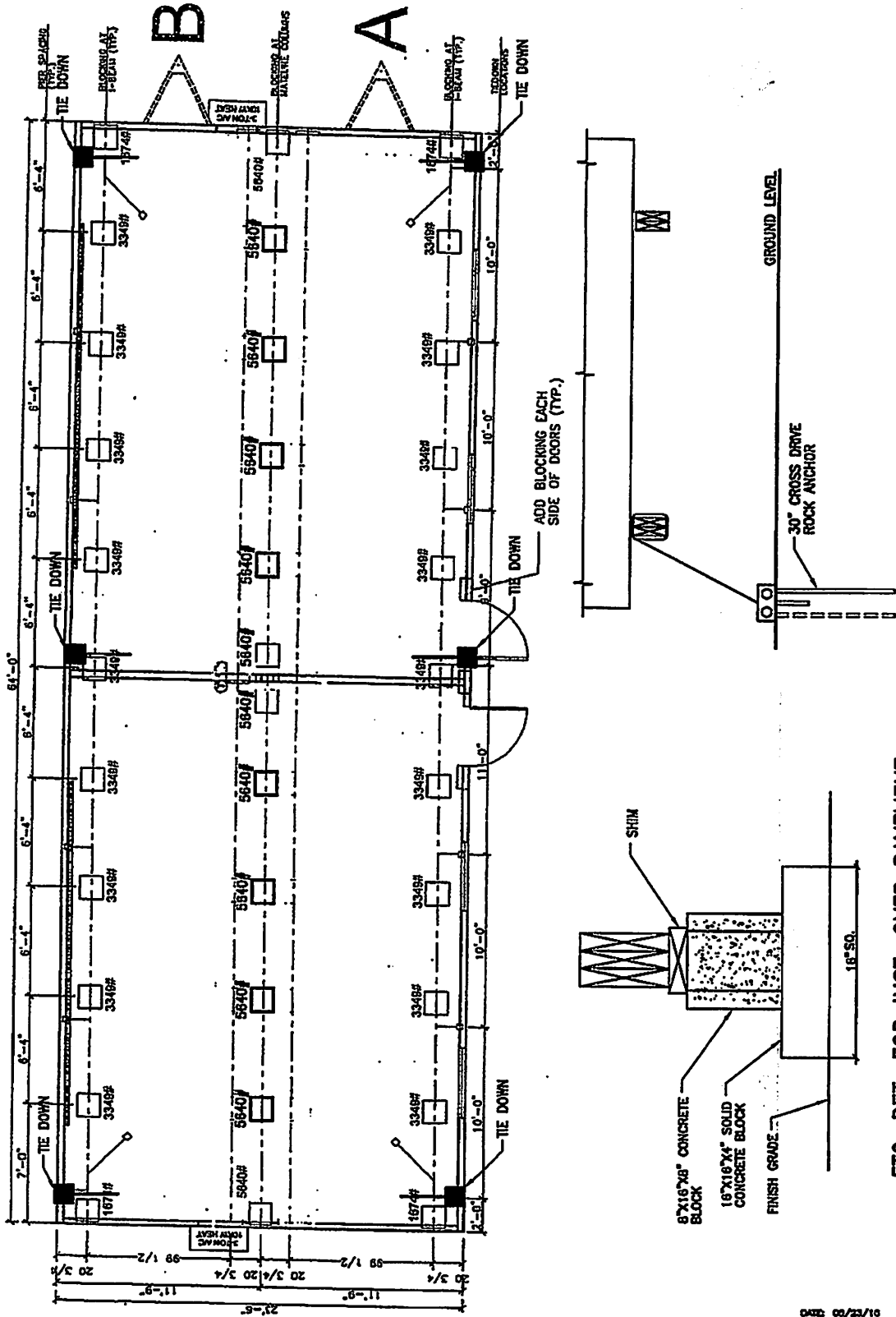
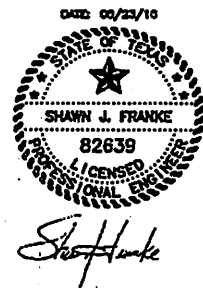


FIG. DET. FOR INST. OVER PAVEMENT

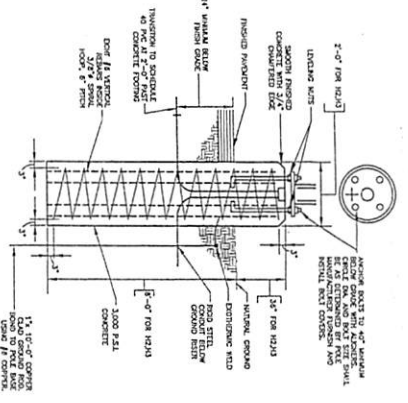
**LUNDY & FRANKE**  
 ENGINEERING  
 549 HEIMER ROAD  
 SAN ANTONIO, TEXAS 78222  
 P.L. 210-579-7900 FX. 210-579-7200  
 TX FIRM REG. 3335

Job Title LA VERNIA HIGH SCHOOL By S.J.F.  
 \_\_\_\_\_ Date 08-23-18  
 \_\_\_\_\_ Drawn by S.J.F.  
 Subject PORTABLE BUILDINGS File PORTABLE  
 \_\_\_\_\_ Job 02-529-00  
 \_\_\_\_\_ Sheet 1 of 1

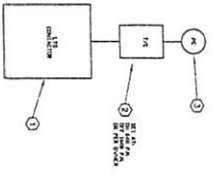




- DETAIL ELECTRICAL NOTES:**
1. CONSOLE WAVE SEMI-COCONDUCTIVE/ METAL STRUCTURE
  2. COASTING PER ALUMINUM CONTROL PANEL, CEMENTS
  3. PHOTOGRAPHIC INSULATION
  4. COASTING INSULATION FROM ROOF
  5. COASTING INSULATION FROM ROOF
  6. COASTING INSULATION FROM ROOF
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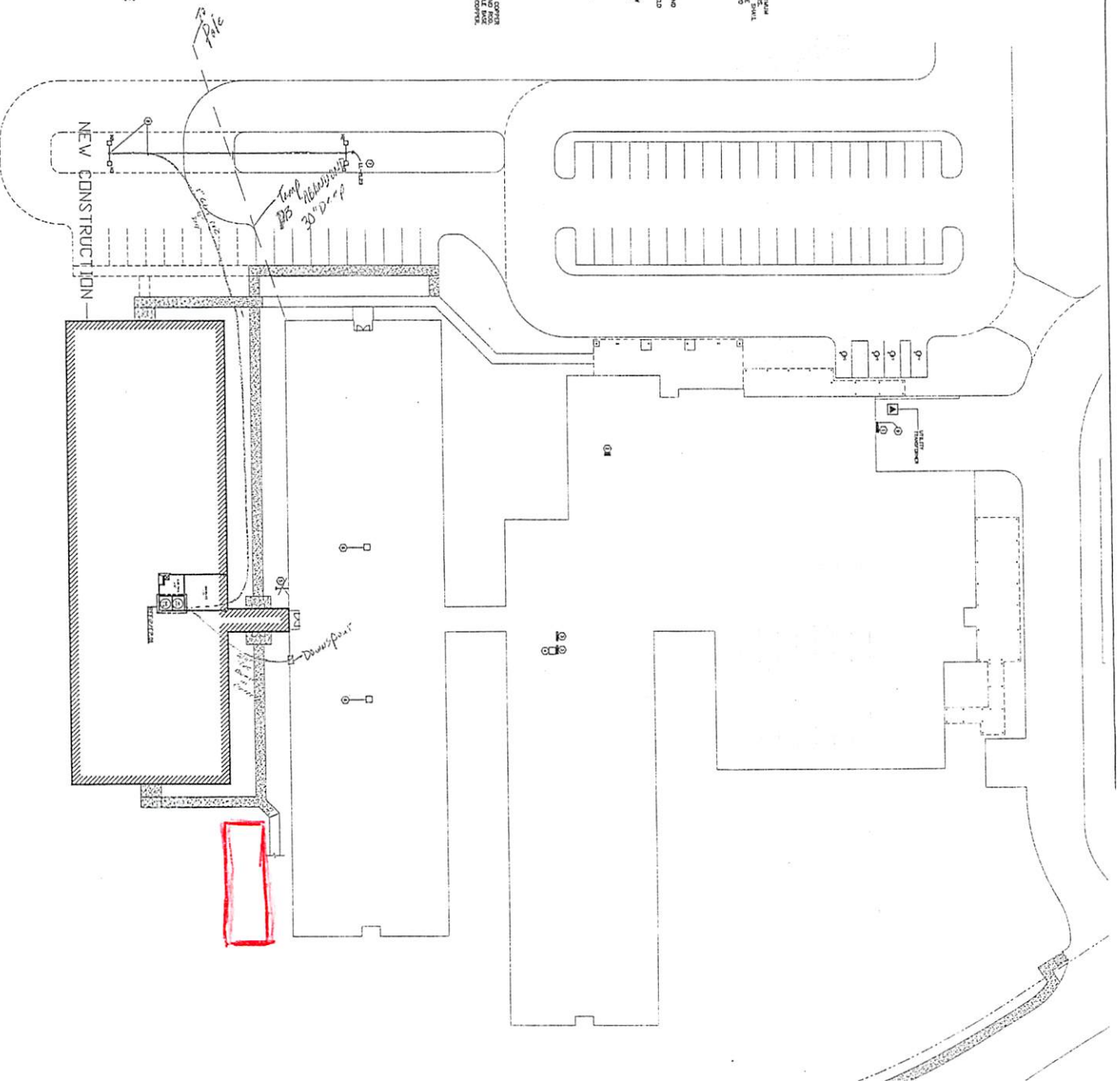


**2 POLE BASE DETAIL**  
SCALE: NTS



**6 PHOTOCELL/TIME CLOCK SCHEME**  
SCALE: NTS

1. PHOTOCELL
2. TIME CLOCK
3. RELAY
4. LOAD



**1 ELECTRICAL SITE PLAN**  
SCALE: 1" = 20'-0"



DATE: 01/21/05  
DRAWN: MJS  
CHECKED: MJS  
REVISION: DATE

PROJECT NO.	048802
DATE	01/21/05
DRAWN	MJS
CHECKED	MJS
REVISION	DATE
E1.01 ELECTRICAL PLAN Primary School	



**BAY ARCHITECTS**  
700 BAY STREET  
SAN FRANCISCO, CA 94133  
TEL: 415.774.1111  
WWW.BAYARCHITECTS.COM

**Campus Additions and Renovations**  
**Primary School**  
La Vernia Independent School District

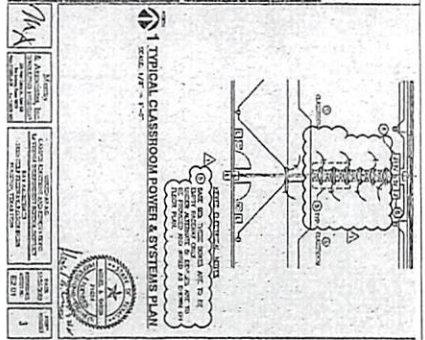
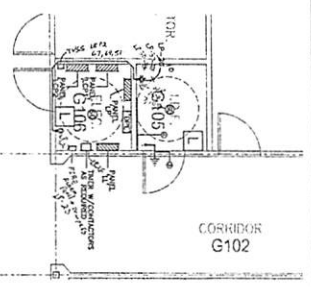
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**KEY PLAN**

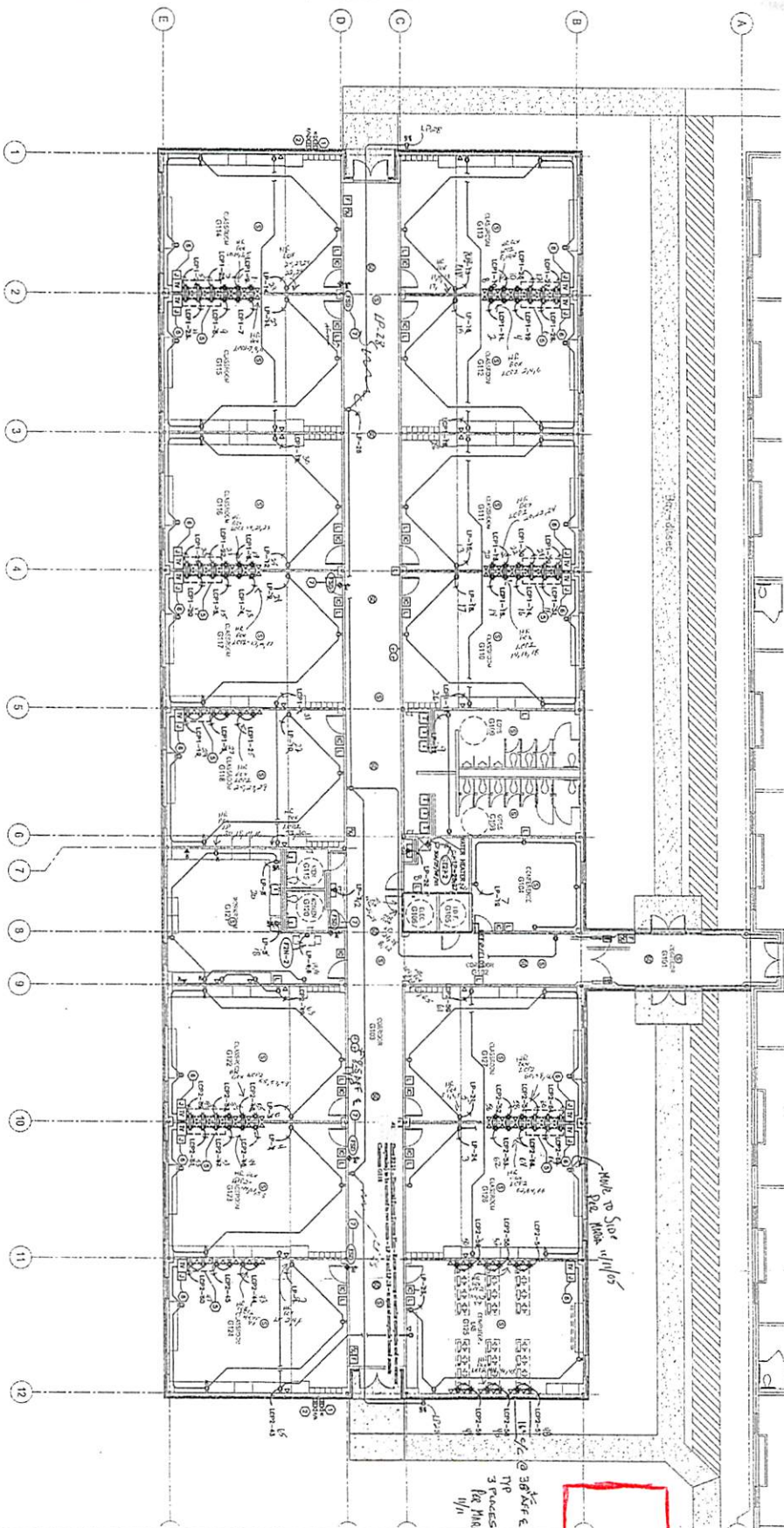
**UNIVERSITY OF TEXAS AT AUSTIN**  
ARCHITECTURE  
100 UNIVERSITY DRIVE  
AUSTIN, TEXAS 78712  
TEL: 512.475.1234  
WWW.UTAH.ITC.COM



**2 ELECTRICAL POWER & SYSTEMS PLAN**  
SCALE: 1/8" = 1'-0"



- 1 LATERAL ELECTRICAL JELLS
- 2 W/400V GROUND SYSTEM JELLS
- 3 W/400V GROUND SYSTEM JELLS
- 4 W/400V GROUND SYSTEM JELLS
- 5 W/400V GROUND SYSTEM JELLS
- 6 W/400V GROUND SYSTEM JELLS
- 7 W/400V GROUND SYSTEM JELLS
- 8 W/400V GROUND SYSTEM JELLS
- 9 W/400V GROUND SYSTEM JELLS
- 10 W/400V GROUND SYSTEM JELLS
- 11 W/400V GROUND SYSTEM JELLS
- 12 W/400V GROUND SYSTEM JELLS



**1 ELECTRICAL POWER & SYSTEMS PLAN**  
SCALE: 1/8" = 1'-0"

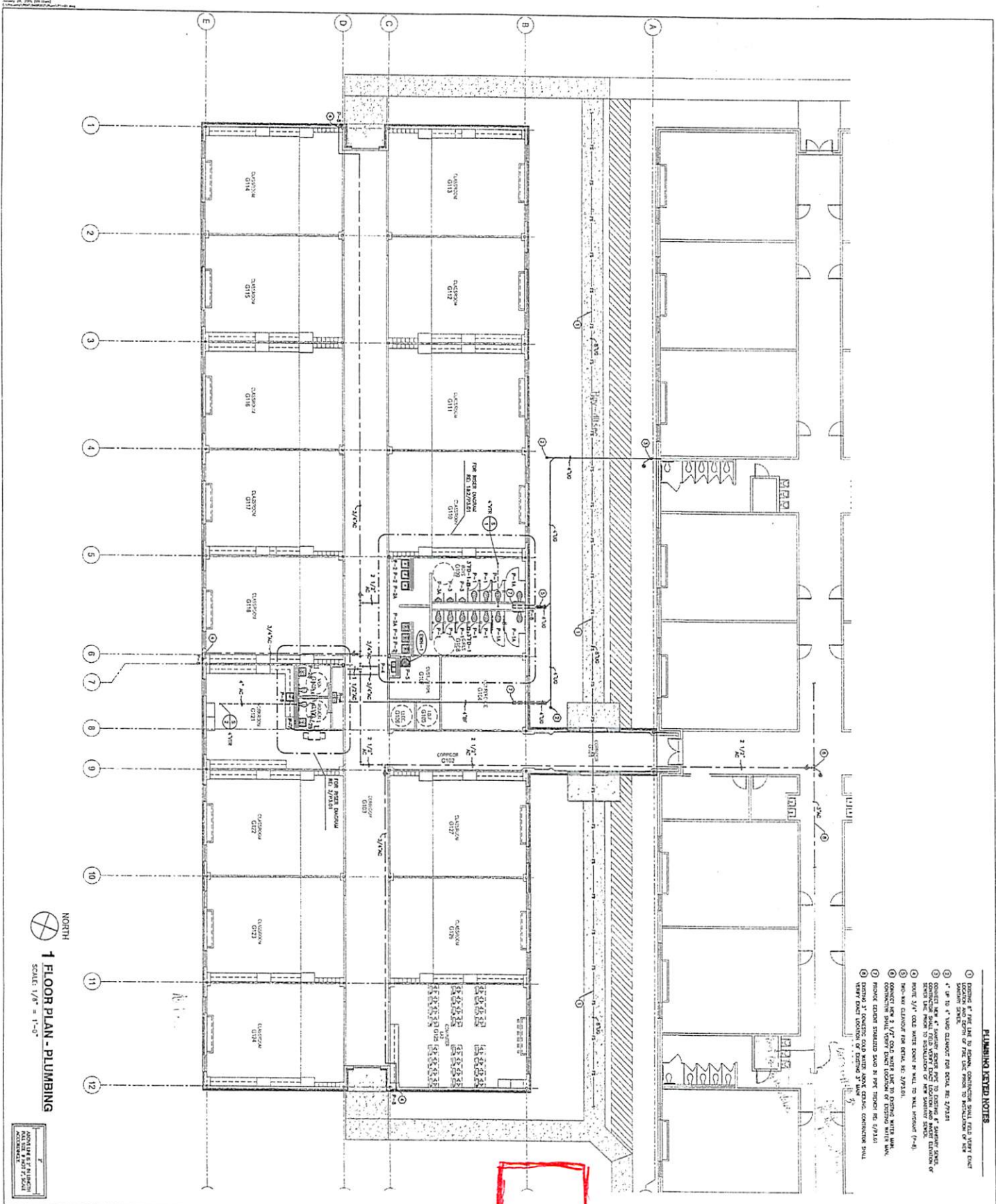
DATE: 01/21/05  
BY: [Signature]

CONSULTANTS	PROJECT NO. 0408302
DATE: 01/21/05	PROJECT NAME: Primary School
CHECKED: MJC	REVISION DATE:
BY ARCHITECTS	BY ARCHITECTS
2000 W. 10th Street Houston, Texas 77008	2000 W. 10th Street Houston, Texas 77008

**Campus Additions and Renovations**  
**Primary School**  
La Vernia Independent School District

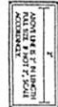
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<b>E2.01</b>	<b>ELECTRICAL POWER &amp; SYSTEMS PLAN</b>
Primary School	



- PLUMBING SCHEDULE NOTES**
- ① EXISTING 1" FERRULE TO REMOVE, CONDUCTOR SHALL BE 1/2" VERT. EXIST LOCATION AND CENTER OF FERRULE FROM TO INSTALLATION OF NEW PLUMBING.
  - ② 1" UP TO 4" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ③ CONDUCTOR SHALL BE 1/2" VERT. EXIST LOCATION AND CENTER OF FERRULE FROM TO INSTALLATION OF NEW PLUMBING.
  - ④ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑤ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑥ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑦ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑧ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
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  - ⑩ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑪ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21
  - ⑫ 1/2" VERT. CUMULATIVE FOR SCHED. NO. 2/1/21

NORTH  
**1 FLOOR PLAN - PLUMBING**  
 SCALE: 1/8" = 1'-0"



PROJECT NO. 040002	DATE 01/21/05
REVISION DATE	
PLUMBING PLAN	P1.01
Primary School	



**Campus Additions and Renovations**  
**Primary School**  
 La Vernia Independent School District

NEW PLAN

CONSULTANTS

STRUCTURE

DATE

PROJECT NO. 040002

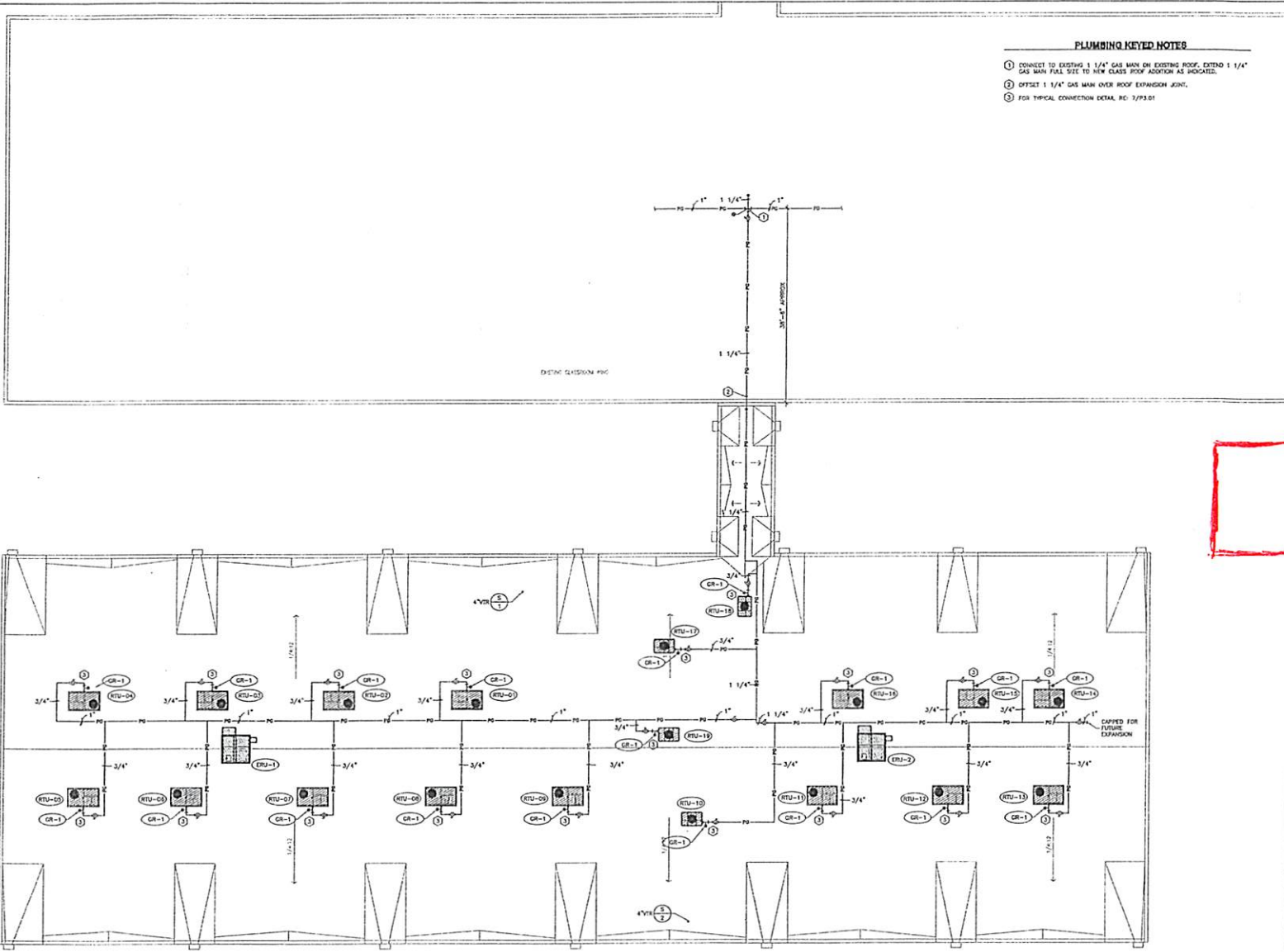
DATE 01/21/05

REVISION DATE


PLUMBING PLAN

P1.01

Primary School



- PLUMBING KEYED NOTES**
- ① CONNECT TO EXISTING 1 1/4" GAS MAIN ON EXISTING ROOF, EXTEND 1 1/4" GAS MAIN FULL SIZE TO NEW CLASS ROOF ADDITION AS INDICATED.
  - ② OFFSET 1 1/4" GAS MAIN OVER ROOF EXPANSION JOINT.
  - ③ FOR TYPICAL CONNECTION DETAIL, SEE 3/19/01

NORTH  
 **1 ROOF PLAN - PLUMBING**  
 SCALE: 1/8" = 1'-0"

MAKING DIMS & DIMENSIONS FULL SIZE. P. NOT 2". NONE ACCORDANCE.

CONSULTANTS  
 Civil  
 STRUCTURAL  
 MEP  
  
 MURRELL ASSOCIATES, INC.  
 CONSULTANTS  
 20100 Grandview, Suite 200  
 San Antonio, Texas 78232  
 Phone 214-348-0800 Fax 214-348-0808

KEY PLAN  
**Campus Additions and Renovations**  
**Primary School**  
 La Vernia Independent School District

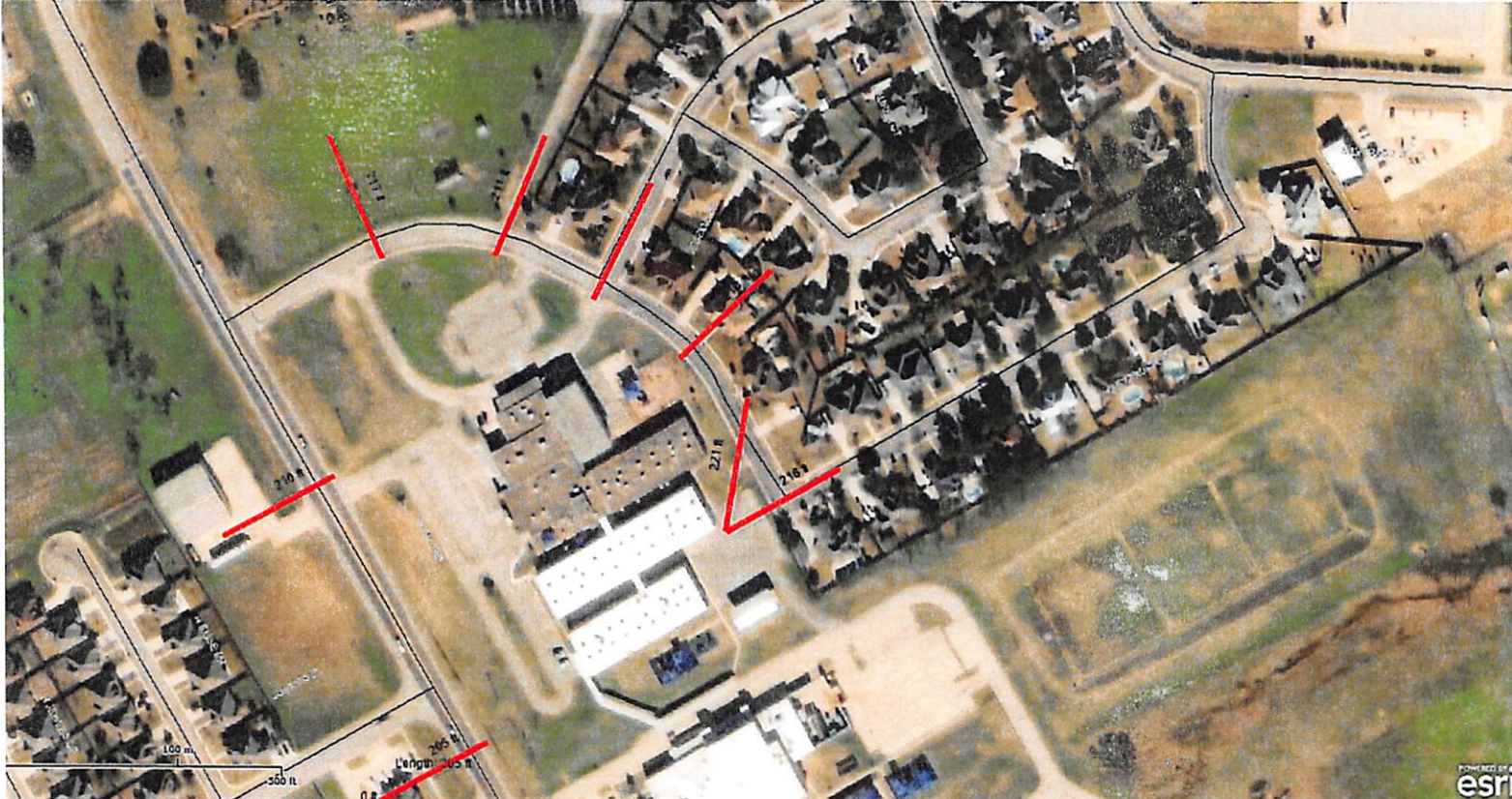
  
**BAY ARCHITECTS**  
 1200 GLAD FREWAY  
 P. O. BOX 8100  
 HOUSTON, TEXAS 77278  
 713-261-8888



PROJECT NO.	0408202
DATE	01/31/05
DRAWN	
CHECKED	
REVISION	DATE

**P1.02**  
 ROOF PLAN  
 PLUMBING  
 Primary School

... 00 ft.



Mar 10 2020 04:43:48 PM.



## NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of La Vernia Independent School District to consider the following Special Use Permit.

Property: 5.22 acres addressed 249 S. FM 1346 La Vernia, Texas 78121.

Request: Specific Use Permit for temporary portable buildings used for educational purposes.

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 Thursday, March 19, 2020 at 6:00 PM, and City Council on Thursday, March 19, 2020 at 6:30 PM. Both meetings will be at the La Vernia 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 Wednesday, March 18, 2020 to:

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

Email: [bporter@lavernia-tx.gov](mailto: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 249 S. FM 1346, Lot 424B, La Vernia, Texas 78121.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

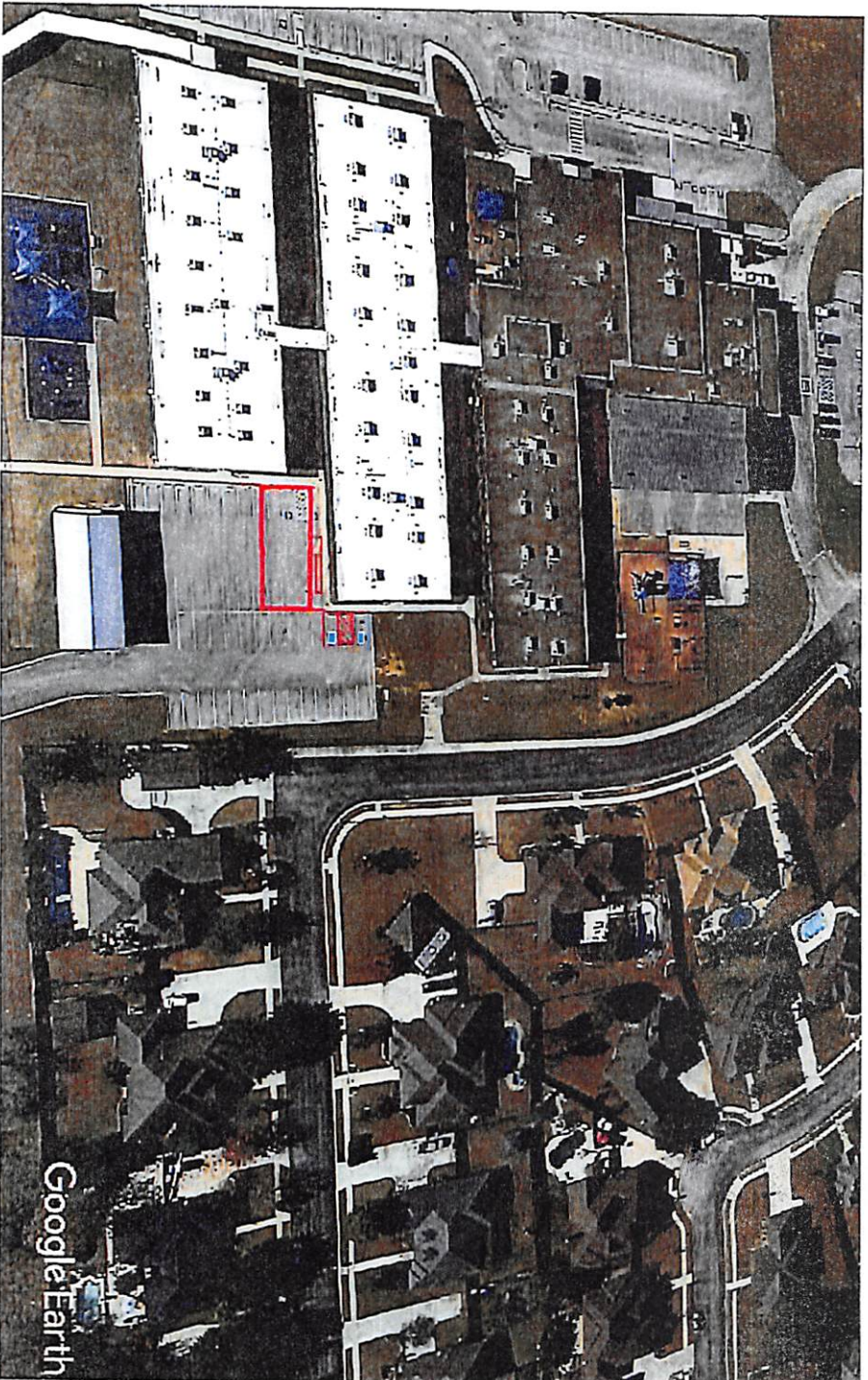
Date: \_\_\_\_\_

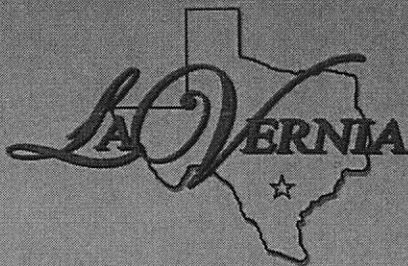
Comments: \_\_\_\_\_

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

# LVISD Site Plan Map

Primary Campus: Proposed Portable Building Location





APPLICATION FOR APPOINTMENT TO A CITY BOARD OR COMMISSION

NAME: Marilynn Womack DATE: 2-16-2020

ADDRESS: 121 Bluebonnet Rd (This application will expire 2 years after this date)

HOME PHONE: (830) 460 3850 CELL PHONE: (830) 460 3850

E-MAIL ADDRESS: baygray@sbcglobal.net

PLACE OF EMPLOYMENT: Owner of MAC Medspa & Boutique

POSITION AND TITLE: Family Nurse Practitioner 133 Bluebonnet Rd LV TX

Please select the Board or Commission you wish to serve on:

- Municipal Development District
- Planning and Zoning Commission
- Board of Adjustments
- Impact Fee Advisory Committee
- Central Business District Advisory Committee

If applying for the Planning & Zoning Commission you must indicate if you own property within the City Limits:  
 Yes  No

Resident of the La Vernia City Limits?  Yes  No If yes, how long? 6 mo

If no and applying for the La Vernia Parks & Recreation Commission applicant must be a resident of Wilson County.

Qualified Voter?  Yes  No Voter Registration Number: \_\_\_\_\_  
Voted in the last city election?  Yes  No

Are you in arrears on any City of La Vernia taxes or other liabilities due the City of La Vernia?  Yes  No  
(Arrears is defined to mean that payment has not been received within ninety (90) days from due date.)

List current and past service on any boards or commissions. (Please include dates of service):  
GRMC Community Education  
board - 1996 - 2002

State why you wish to serve: I am a walking cheerleader  
for Lavernia TX

Promoting business, local promotion of  
the town & trying to show  
others what LVTX has to offer

What qualifications or talents would you bring to a City Board or Commission?

Friendly, Social, Kind, a true  
team player. Forward Thinker  
Cheerleader Business owner that  
promotes her town & other businesses  
in the town for growth of  
our community

What are your top three goals and objectives for the board or commission you are applying for?

- ① Grow LVTX
- ② Unite Grass Roots to New Growth
- ③ Build a town that is unforgettable for  
Good Reasons



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PLEASE PROVIDE ALL INFORMATION REQUESTED. INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION APPOINTMENTS.

**DISCLAIMER AND SIGNATURE:** I hereby request consideration for appointment to a board or commission of the City of La Vernia, Texas. I certify that my answers above are true and complete. I understand that the information contained in this application may be considered, among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of La Vernia Board or Commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of La Vernia Board or Commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of La Vernia Board or Commission, I understand that false or misleading information in my application may result in my removal from the position

I also acknowledge that this information may be made available to the public and the application will be maintained in the City's active files for two years from the date of application. I understand that should I not be appointed to a City of La Vernia Board or Commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of La Vernia's document retention schedule.

\_\_\_\_\_  
Applicant Signature *Marilyn Monack*

\_\_\_\_\_  
Date *2/16/2020*

OFFICE USE ONLY: (Applications will be kept on file for a period of two years in the City Secretary's office.)

Date application received: \_\_\_\_\_

Date of first contact: \_\_\_\_\_

Date of second contact: \_\_\_\_\_

Still interested?  Yes  No

Still interested?  Yes  No

**RETURN COMPLETED APPLICATION TO:  
City Secretary's Office**



San Antonio District Office | 4615 NW Loop 410 | San Antonio, Texas 78229 | (210) 615-1110

February 11, 2020

The Honorable Mayor Robert Gregory  
City of La Vernia  
102 E. Chihuahua Street  
La Vernia, Texas 78121

Monetary contribution for upcoming right of way projects

Dear Mayor Gregory:

In accordance with the Texas Administrative Code, Title 43, Part 1, Chapter 15, Subchapter E, Rule 15.52 and 15.55, a joint participation agreement and monetary contribution is required on certain State highway improvement projects that require the acquisition of right of way. We are anticipating required local matches on the projects listed below that are within the City of Converse. An agreement to contribute funds will be provided at a later date for each of these projects:

Hwy	CCSJ	RCSJ	Limits	Project Estimate	10% Local Match	Let Date
Loop 321	0143-14-006		from US 87 W to US 87 E	\$ 16,487	\$ 1,649	23-Sep
				\$ 16,487	\$ 1,649	

If you have any questions please feel free contact Gabriel Lopez at 210-615-6236.

Sincerely,

Jonathan Bean, P.E.  
San Antonio District  
Director of Transportation Planning & Development

CC: Gabriel Lopez, San Antonio District - Right of Way Manager

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Federal Project #: N/A  
CFDA Title: Highway Planning & Construction  
CFDA # 20.205  
Federal Highway Administration  
Not Research and Development

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AGREEMENT TO CONTRIBUTE RIGHT OF WAY FUNDS (FIXED PRICE)**

**THIS AGREEMENT** is made by and between the State of Texas, acting through the Texas Department of Transportation, (the “**State**”), and City of La Vernia, Texas, acting through its duly authorized officials (the “**Local Government**”).

**WITNESSETH**

**WHEREAS**, Texas Transportation Code §§ 201.103 and 222.052 establish that the State shall design, construct, and operate a system of highways in cooperation with local governments; and

**WHEREAS**, Texas Transportation Code, §§ 201.209 authorizes the State and a Local Government to enter into agreements in accordance with Texas Government Code, Chapter 791; and

**WHEREAS**, the State has deemed it necessary to make certain highway improvements on Highway No. Loop 321 (Chihuahua Street) from U.S. 87 West to U.S. 87 E, and this section of highway improvements will necessitate the acquisition of certain right of way and the relocating and adjusting of utilities (the “**Project**”); and

**WHEREAS**, the Local Government requests that the State assume responsibility for acquisition of all necessary right of way and adjustment of utilities for this highway project; and

**WHEREAS**, the Local Government desires to enter into a fixed price joint participation agreement pursuant to 43 TAC §15.52 to contribute to the State funding participation as defined in 43 TAC §15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System;

**WHEREAS**, the Governing Body of the Local Government has approved entering into this agreement by resolution or ordinance dated \_\_\_\_\_, 20\_\_, which is attached to and made a part of this agreement as Attachment A. A map showing the Project location appears in Attachment B, which is attached to and made a part of this agreement.

**NOW THEREFORE**, the State and the Local Government do agree as follows:

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District San Antonio  
ROW CSJ # \_\_\_\_\_  
CCSJ # 0143-14-006  
Federal Project #: N/A  
CFDA Title: Highway Planning & Construction  
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## AGREEMENT

### 1. Agreement Period

This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed. This agreement shall remain in effect until the Project is completed or unless terminated as provided below.

### 2. Termination

This agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The agreement is terminated in writing with the mutual consent of the parties;
- B. The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party; or
- C. The Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this agreement.

### 3. Local Project Sources and Uses of Funds

A. The total estimated cost of the Project is shown in Attachment C, Project Budget Estimate and Payment Schedule, which is attached to and made a part of this agreement. The expected cash contributions from the Federal or State government, the Local Government, or other parties is shown in Attachment C. The Local Government shall pay to the State the amount shown in Attachment C as its required contribution of the total cost of the Project and shall transmit to the State with the return of this agreement, duly executed by the Local Government, a warrant or check for the amount and according to the payment schedule shown in Attachment C.

B. The Local Government's fixed price contribution set forth in Attachment C is not subject to adjustment unless:

1. site conditions change;
2. work requested by the Local Government is ineligible for federal participation; or
3. the adjustment is mutually agreed on by the State and the Local Government.

C. If the Local Government will perform any work under this contract for which reimbursement will be provided by or through the State, the Local Government must complete training before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures Qualification for the Texas Department of Transportation*. The Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local

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Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not designated a qualified individual to oversee the Project.

- D. Whenever funds are paid by the Local Government to the State under this agreement, the Local Government shall remit a warrant or check made payable to the "Texas Department of Transportation Trust Fund." The warrant or check shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied to this highway project.
- E. Notwithstanding that this is a fixed price agreement, the Local Government agrees that in the event any existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive, including, but not limited to, outdoor advertising or storm water drainage facility requirements, is more restrictive than State or federal regulations, or any other locally proposed change, including, but not limited to, plats or re-plats, results in any increased costs to the State, then the Local Government will pay one hundred percent (100%) of all those increased costs, even if the applicable county qualifies as an Economically Disadvantaged County (EDC). The amount of the increased costs associated with the existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive will be determined by the State at its sole discretion.
- F. If the Local Government is an EDC and if the State has approved adjustments to the standard financing arrangement, this agreement reflects those adjustments.
- G. If the Project has been approved for an "incremental payment" non-standard funding or payment arrangement under 43 TAC §15.52, the budget in Attachment C will clearly state the incremental payment schedule.

#### **4. Real Property in Lieu of Monetary Payment**

- A. Contributions of real property may be credited to the Local Government's funding obligation for the cost of right of way to be acquired for this project. Credit for all real property, other than property which is already dedicated or in use as a public road, contributed by the Local Government to the State shall be based on the property's fair market value established as of the effective date of this agreement. The fair market value shall not include increases or decreases in value caused by the project and should include the value of the land and improvements being conveyed, excluding any damages to the remainder. The amount of any credit for real property contributed for this project is clearly shown in Attachment C.
- B. The Local Government will provide to the State all documentation to support the determined fair market value of the donated property. This documentation shall include an appraisal of the property by a licensed appraiser approved by the State. The cost of appraisal will be the responsibility of the State. The State will review the submitted documentation and make a final determination of value; provided however, the State may perform any additional investigation deemed necessary, including supplemental appraisal work by State employees or employment of fee appraisers.

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- C. Credit shall be given only for property transferred at no cost to the State after the effective date of this agreement and the issuance of spending authority, and only for property which is necessary to complete this project, has title acceptable to the State, and is not contaminated with hazardous materials. Credit shall be in lieu of monetary contributions required to be paid to the State for the Local Government's funding share of the right of way to be acquired for this project. The total credit cannot exceed the Local Government's matching share of the right of way obligation under this agreement, and credits cannot be reimbursed in cash to the Local Government, applied to project phases other than right of way, nor used for other projects.
- D. In the event the Local Government's monetary contributions to the State for acquisition of right of way, when added to its real property credits, exceed the Local Government's matching share of the right of way obligation, there will be no refund to the Local Government of any portion of its contributed money.

**5. Amendments**

Amendments to this agreement due to changes in the character of the work, terms of the agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written supplemental agreement.

**6. Notices**

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, to the following addresses:

<b>Local Government:</b>	<b>State:</b>
The Honorable Mayor Robert Gregory	Director of Right of Way Division
City of La Vernia	Texas Department of Transportation
102 E. Chihuahua Street	125 E. 11 <sup>th</sup> Street
La Vernia, Texas 78121	Austin, Texas 78701

All notices shall be deemed given on the date delivered or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail and that request shall be honored and carried out by the other party.

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## 7. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

## 8. Legal Construction

If one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

## 9. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

## 10. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

## 11. Sole Agreement

This agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the subject matter of this agreement.

## 12. Ownership of Documents

Upon completion or termination of this agreement, all documents prepared by the State shall remain the property of the State. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State in the form of photocopy reproduction on a monthly basis as required by the State. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

## 13. Inspection of Books and Records

The Local Government shall maintain all books, papers, accounting records and other documentation relating to costs incurred under this agreement and shall make such materials available to the State and, if federally funded, the Federal Highway

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Administration (FHWA) or their duly authorized representatives for review and inspection at its office during the contract period and for four (4) years from the date of completion of work defined under this agreement or until any impending litigation, or claims are resolved. Additionally, the State and FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

**14. State Auditor**

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

**15. Procurement and Property Management Standards**

The parties shall adhere to the procurement standards established in Title 49 CFR §18.36 and with the property management standard established in Title 49 CFR §18.32.

**16. Civil Rights Compliance**

The parties to this agreement shall comply with the regulations of the U.S. Department of Transportation as they relate to nondiscrimination (49 CFR Part 21 and 23 CFR Part 200), and Executive Order 11246 titled "Equal Employment Opportunity," as amended by Executive Order 11375 and supplemented in the Department of Labor Regulations (41 CFR Part 60).

**17. Applicability of Federal Provisions**

Articles 18 through 23 only apply if Federal funding is used in the acquisition of right of way or the adjustment of utilities.

**18. Office of Management and Budget (OMB) Cost Principles**

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in OMB Circular A-87 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

**19. Disadvantaged Business Enterprise (DBE) Program Requirements**

- A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.
- B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.



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- C. The Local Government shall set an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.
- D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally -Approved Disadvantaged Business Enterprise by Entity and attachments found at web address [http://txdot.gov/business/business\\_outreach/mou.htm](http://txdot.gov/business/business_outreach/mou.htm).
- E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).
- F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.*

## 20. Debarment Certification

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this agreement, the Local Government certifies that it is not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this contract shall require any party to a subcontract or purchase order awarded under this

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contract to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

## 21. Lobbying Certification

In executing this agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 USC §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

## 22. Federal Funding Accountability and Transparency Act Requirements

- A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B. The Local Government agrees that it shall:
  - 1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
  - 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows Federal government to track the

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distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>; and

3. Report the total compensation and names of its top five (5) executives to the State if:

- i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
- ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

### 23. Single Audit Report

- A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in OMB Circular A-133.
- B. If threshold expenditures of \$750,000 or more are met during the Local Government's fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 E. 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at <http://txdot.gov/inside-txdot/office/audit/contact.html>
- C. If expenditures are less than \$750,000 during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY \_\_\_\_\_."
- D. For each year the project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

### 24. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

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**THIS AGREEMENT IS EXECUTED** by the State and the Local Government in duplicate.

**THE LOCAL GOVERNMENT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**THE STATE OF TEXAS**

\_\_\_\_\_  
Rose Wheeler  
Contracts and Finance Director  
Right of Way Division  
Texas Department of Transportation

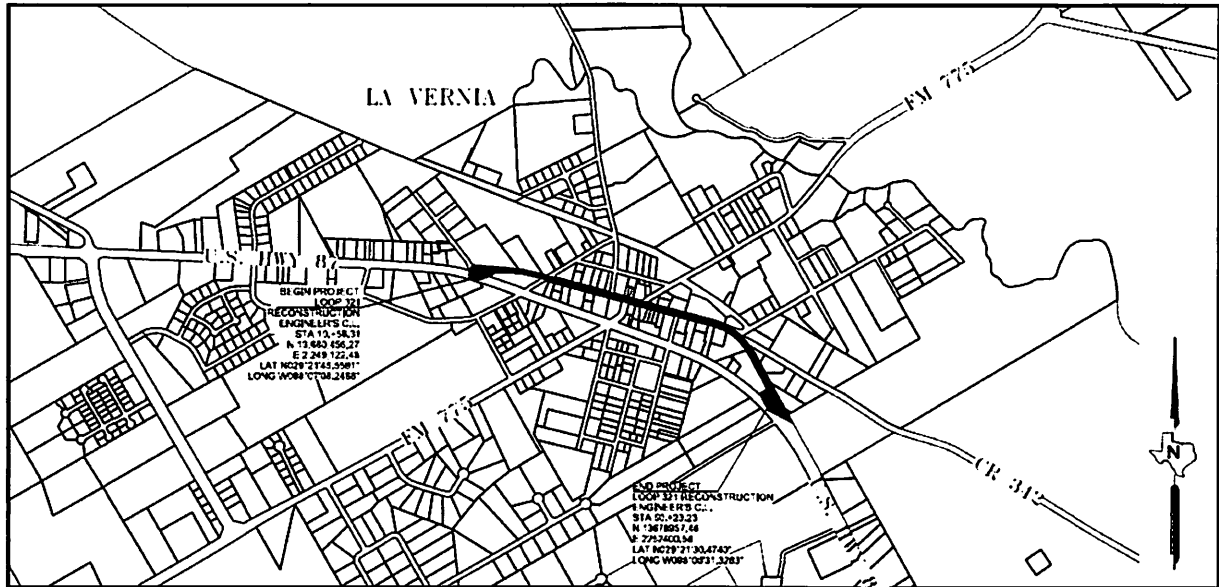
\_\_\_\_\_  
Date

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**ATTACHMENT A  
RESOLUTION OR ORDINANCE**

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## ATTACHMENT B LOCATION MAP SHOWING PROJECT



VICINITY MAP

## ATTACHMENT C PROJECT BUDGET ESTIMATE



County	Wilson
District	San Antonio District
ROW CSJ #	
CCSJ #	0143-14-006

Federal Project #	N/A
CFDA Title:	Highway Planning and Construction
FHWA CFDA #	20.205
Federal Highway Administration	
Not Research and Development	

### Standard Agreement to Contribute State Performs Work Attachment C

Description	Total Estimated Cost	Participation				Total % (should be 100%)
		State		Local		
		%	Cost	%	Cost	
Right of Way Acquisition		90.0%	\$16,487	10.0%	\$1,649	100.0%
Reimbursable Utility Adjustments			\$0.00	0.0%	\$0.00	0.0%
Joint Bid - Reimbursable Utility Adjustments			\$0.00	0.0%	\$0.00	0.0%
<b>TOTAL</b>	<b>\$0.00</b>		<b>\$16,487</b>		<b>\$1,649</b>	

**Fixed Amount**

Except as otherwise provided in the Agreement, the fixed amount of Local Government participation will be that amount provided above.

## Yvonne Griffin

---

**From:** Clarence Littlefield <clarence.littlefield@swengineers.com>  
**Sent:** Thursday, March 5, 2020 3:23 PM  
**To:** Yvonne Griffin - City of La Vernia (yvonne.griffin@lavernia-tx.gov)  
**Subject:** Filter Plant Cost Estimate

Yvonne,

The 2013 filter plant cost about \$325,000.

We had estimated \$375,000 back in October. This may still be good, but you may wish to use \$400,000 for more cushion.

***Clarence L. Littlefield, P.E.***

*Vice-President*



**Southwest Engineers, Inc**

p: 830-672-7546

a: 307 St. Lawrence Gonzales, TX 78629

w: [swengineers.com](http://swengineers.com)



TBPE No. F-1909

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.



**ORDINANCE NO. 031920-01**

**AN ORDINANCE CALLING FOR A MUNICIPAL ELECTION ON SATURDAY, MAY 2, 2020 FOR THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS; ESTABLISHING THE PROCEDURE FOR THE GENERAL MUNICIPAL ELECTION FOR THE PURPOSE OF ELECTING TWO (2) ALDERMAN AND ONE (1) MAYOR FOR A TWO (2) YEAR TERM; DESIGNATING THE LOCATION OF POLLING PLACE; PROVIDING FOR DESIGNATION OF OFFICERS FOR SUCH ELECTION; SETTING THE RATE OF PAY FOR THE ELECTION CLERKS; PROVIDING FOR THE MAXIMUM NUMBER OF ELECTION CLERKS; AND DESIGNATION OF THE EARLY VOTING BALLOT BOARD.**

**WHEREAS**, the laws of the State of Texas provide that on May 2, 2020, there shall be a general election for two (2) Alderman and one (1) Mayor for two (2) year terms; and

**WHEREAS**, the Texas Election code is applicable to said election, and in order to comply with said Code, an ordinance should be passed calling the election and establishing the procedures to be followed in said election, and designating the voting place for said election; and

**WHEREAS**, the City of La Vernia (the "City") lies within the boundaries of Wilson County; and

**WHEREAS**, the City Council must call for an election to elect its city officials.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:**

**SECTION 1. General Election Ordered.** A general election shall be held on Saturday, May 2, 2020 to elect the following city officers: two (2) Aldermen and one (1) Mayor of the City Council of the City of La Vernia, Texas.

**SECTION 2. Filing Period.** Candidates for the above officers may file their application beginning at 8:00 a.m. January 15, 2020, and shall file their applications by later than 5:00 p.m. February 14, 2020. All candidates for the office to be filled in the election to be held on May 2, 2020, shall file their application to become candidates, with the City Secretary of the City at City Hall, 102 E. Chihuahua Street, La Vernia, Texas, on any weekday that is not a City holiday, between 8:00 a.m. and 5:00 p.m., and all of said applications shall be on a form as prescribed by Section 141.031 of the Election Code of the State of Texas.

**SECTION 3. Write-in Candidates.** A write-in vote may not be counted unless the name written in appears on the list of write-in candidates. To be entitled to a place on the list of write-in candidates, a candidate must make a declaration of write-in candidacy. A declaration of write-in candidacy must be filed with the City Secretary not later than 5:00 p.m. on Tuesday, February 18, 2020.

**SECTION 4. Drawing.** The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided by the Election Code. Such drawing will be held at 11 a.m. on Monday, February 24, 2020 in the City Secretary's Office of La Vernia City Hall.

**SECTION 5. Ballots and Printed Materials.** The ballots used for the election shall comply with the Chapter 52 Texas Election Code and be in the form provided by the City for use on the voting devices or on paper ballots. The official ballots, together with such other election materials as are

The first part of the book deals with the early years of the Republic, from the signing of the Constitution in 1787 to the end of the War of 1812. It covers the presidencies of George Washington, John Adams, and James Madison, and the development of the federal government and the nation's economy.

The second part of the book covers the period from 1812 to 1845, including the presidencies of James Madison, James Monroe, and James Polk. It discusses the War of 1812, the Louisiana Purchase, and the westward expansion of the United States.

The third part of the book covers the period from 1845 to 1860, including the presidencies of James Polk, Zachary Taylor, and Millard Fillmore. It discusses the Mexican-American War, the discovery of gold in California, and the growing tensions over slavery.

The fourth part of the book covers the period from 1860 to 1877, including the presidencies of Abraham Lincoln and Andrew Johnson. It discusses the Civil War, the Reconstruction era, and the establishment of the Reconstruction Amendments to the Constitution.

The fifth part of the book covers the period from 1877 to 1900, including the presidencies of Rutherford B. Hayes, James Garfield, and Chester A. Arthur. It discusses the Gilded Age, the rise of big business, and the Populist movement.

The sixth part of the book covers the period from 1900 to 1917, including the presidencies of William McKinley and Woodrow Wilson. It discusses the Spanish-American War, the Progressive Era, and the United States' entry into World War I.

The seventh part of the book covers the period from 1917 to 1945, including the presidencies of Woodrow Wilson, Calvin Coolidge, Franklin D. Roosevelt, and Harry S. Truman. It discusses World War I, the Great Depression, and World War II.

The eighth part of the book covers the period from 1945 to 1960, including the presidencies of Harry S. Truman, Dwight D. Eisenhower, and John F. Kennedy. It discusses the Cold War, the Korean War, and the beginning of the Civil Rights Movement.

The ninth part of the book covers the period from 1960 to 1980, including the presidencies of John F. Kennedy, Lyndon B. Johnson, Richard Nixon, and Gerald R. Ford. It discusses the Vietnam War, the Watergate scandal, and the end of the Civil Rights Movement.

The tenth part of the book covers the period from 1980 to the present, including the presidencies of Jimmy Carter, Ronald Reagan, George H.W. Bush, Bill Clinton, George W. Bush, Barack Obama, and Donald Trump. It discusses the end of the Cold War, the Gulf War, and the 2008 financial crisis.

required by the Texas Election Code, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

**SECTION 6. Conduct of Election.** The election judge, alternate judge and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the law governing the holding of general elections by general law cities of the State of Texas.

**SECTION 7. Polling Place.** The polling place for joint election shall be held at the following place:

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

**SECTION 8. Election Officer.** The Election Officer is appointed to serve as the City's Election Officer, Joint Early Voting Clerk and the Custodian of Records for the City of La Vernia and to conduct the City's election on May 2, 2020.

As the City's Election Officer and Early Voting Clerk, the Election Officer shall coordinate, supervise, and conduct all aspects of administering voting in the City's election in compliance with state law.

**SECTION 9. Election Judges and Clerks.** The presiding judge, alternate presiding judge and clerks for the election shall be selected and appointed by the City of La Vernia, Texas and its appointees in compliance with the requirements of state law, and such judges and clerks so selected are hereby designated and appointed by the city council as the election officers, judges and clerks, respectively, for the holding of said general election. The presiding judge, alternate presiding judge and clerks shall perform the functions and duties of their respective positions that are provided by state law.

The following named persons are hereby appointed officers for said election:

ELECTION JUDGE: Elaine Schnitz  
308 McCoy  
La Vernia, TX 78121

ALTERNATE JUDGE: Chrystal Coble  
962 CR 352  
La Vernia, TX 78121

In accordance with Section 32.091 of the Texas Election Code, the presiding judge shall be paid the rate of \$15.00 per hour, the alternate judge shall be paid the rate of \$12.50 per hour, and clerks shall be paid the rate of \$10.00 per hour.

There shall be a minimum of two (2) and a maximum of three (3) clerks at the polling place. The poll at the above-designated polling place shall be open from 7:00 a.m. to 7:00 p.m. on said election day.

**SECTION 10. City Secretary.** The City Secretary, or designee, is instructed to acquire and furnish all election supplies and materials necessary to conduct the election. The City Secretary

will serve as Election Officer and Regular Early Voting Clerk for the City to receive requests for applications for early voting ballots. The City Secretary is further authorized to give or cause to be given notices required for the election, and to take such other and further action as is required to conduct the election in compliance with the Texas Election Code.

**SECTION 11. Early Voting.** Early voting, both by personal appearance and by mail, will be conducted in accordance with the Texas Election Code. Early voting by personal appearance for the above designated election shall be at La Vernia City Hall, 102 E. Chihuahua Street, P.O. Box 225, La Vernia, Texas 78121-0225. Early voting will commence on Monday, April 20, 2020, and continue through Tuesday, April 28, 2020.

During the early voting period, the early voting clerk shall keep continuously posted:

1. At the entrance to the room in which the early voting polling place is located, a sign on which is printed in large letters "Early Voting Polling Place"; and
2. In each corridor leading to the entrance to the room in which the early voting polling place is located, 100 feet from the entrance, a sign on which is printed in larger letters "Distance Marker – No electioneering between this point and the entrance to the early voting polling place."

The above described place for early voting is also the early clerk's address to which ballot applications and ballots voted by mail may be sent. Early voting by mail shall be by paper ballots. An applicant for a ballot to be voted by personal appearance must make application at the early voting polling place when the applicant desires to vote. Pursuant to Section 84.007 of the Election Code, an application for a ballot to be voted by mail must be submitted to the early voting clerk by (1) mail; or (2) common or contract carrier. An application by mail must be submitted on or after Tuesday, March 3, 2020 (the 60<sup>th</sup> day before election day) and before the close of regular business in the early voting clerk's office or 12 noon, whichever is later, on Thursday, April 24, 2020 (9<sup>th</sup> day before election day). An application is considered to be submitted at the time of its receipt by the clerk. An applicant for a ballot to be voted by mail may submit his application by delivering it in person to the early voting clerk if the application is submitted no later than the close of regular business in the clerk's office on Friday, April 17, 2020 (the business day before the first day for the period for early voting by personal appearance.) The early voting clerk shall mail without charge an appropriate official application form for an early voting ballot to each person requesting the clerk to send him an application form. The early voting clerk shall review each application for a ballot to be voted by mail. If the applicant is entitled to vote an early voting ballot by mail, the clerk shall provide and official ballot to the applicant as provided by Chapter 86 of the Election Code. If the applicant is not entitled to vote by mail, the clerk shall reject said application in accordance with Section 86.001 of the Texas Election Code. Balloting materials for voting by mail shall be mailed to voters as soon as practicable after the ballots become available but not earlier than Wednesday, March 18, 2020 (the 45<sup>th</sup> day before the election day). A marked ballot voted by mail must arrive at the address on the official carrier envelope for early voting (the City Hall) before the time the polls are required to close on Election Day, May 2, 2020. Voting by mail shall be conducted in accordance with Chapter 86 of the Election Code.

**SECTION 12. Notice of Election.** Notice of the election shall be given by posting a notice containing a substantial copy of this ordinance on the bulletin board used for posting notice of meetings of the governing body at the City Hall and at the afore said election day polling places not

later than the twenty-first (21st) day before the election, and by publishing said Notice of Election at least one time, not earlier than thirty (30) days nor later than ten (10) days prior to said election, in a newspaper of general circulation in the City. The notice that is posted, and the notice that is published in a newspaper of general circulation within the city, will be written in both English and Spanish.

**SECTION 13. General.** The Election Officer shall hold said election in accordance with the Texas Election Code, and only resident qualified voters of said City shall be eligible to vote at said election. Returns of said election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than May 5, 2020 nor later than May 17, 2020.

**SECTION 14. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** this 13<sup>th</sup> day of February, 2020.

---

Robert Gregory, Mayor  
City of La Vernia

**ATTEST:**

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Brittani Porter, City Secretary  
City of La Vernia

**APPROVED AS TO FORM:**

---

City Attorney's Office  
City of La Vernia

ORDINANCE NO. 031920-02

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING TEMPORARY PORTABLE BUILDINGS FOR EDUCATIONAL PURPOSES SPECIFICALLY KNOWN AS 249 S. FM 1346, CITY OF LA VERNIA, LOT 424B , ZONED R-1 SINGLE FAMILY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

**WHEREAS**, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

**WHEREAS**, the Planning and Zoning Commission having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

**WHEREAS**, City Council of the City of La Vernia, Texas, finds that the granting and approval of said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

**NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:**

**Section 1. Specific Use Permit Granted**

That the Specific Use Permit for temporary portable buildings for educational purposes known as La Vernia ISD located at 249 S. FM 1346., City of La Vernia, Lot 424B, zoned R-1 Single Family be adopted as provided for in the attached Exhibit A.

**Section 2. Expiration**

The Specific Use Permit granted herein shall automatically expire on 03-19-2022 with one automatic 3 year optional extension and could become null and void if

CONFIDENTIAL

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any change in use of the temporary classrooms after issuance of the Specific Use Permit (SUP) that result in non-compliance with the criteria set forth in subsection pursuant to Sec. 38-406 (d) Temporary Classrooms (i) of this section shall be grounds for revocation of the SUP.

**Section 3. Severability**

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

**Section 4. Cumulative**

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

**Section 5. Effective Date**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**PASSED AND APPROVED: This the 19<sup>th</sup> day of March, 2020.**

\_\_\_\_\_  
Robert Gregory  
Mayor – City of La Vernia

**ATTEST:**

\_\_\_\_\_  
Brittani Porter  
City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney's Office – City of La Vernia





# FLORESVILLE ELECTRIC LIGHT & POWER SYSTEM

February 26, 2020

City of La Vernia  
Attn: Mayor  
P O Box 225  
La Vernia, Texas 78121

Ref: 2020 Summer Youth Program

Dear Mayor,

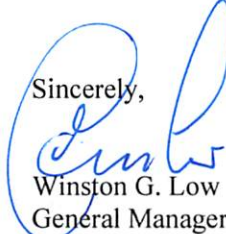
At the Regular Board Meeting February 26, 2020, the Floresville Electric Light and Power System's Board of Trustees approved the 2020 Summer Youth Program sponsored by Floresville Electric Light and Power System.

- 1.) Each city must participate in such a program and match the funds contributed by Floresville Electric Light and Power System. The annual sponsorship for 2020 will be up to \$2.00 per connected electric meter in the respective city. (Meter count at previous year end for the City of La Vernia was 421.)
- 2.) Each city must be participating in a Supervised Youth Program providing several different activities during the summer (day or night) for the youth of various ages.  
Suggested activities:
  - a.) Little League
  - b.) Library Program
  - c.) Basketball Clinic
  - d.) Soccer
  - e.) etc.
- 3.) Each city participating in the Program must send in a request to Floresville Electric Light and Power System and state briefly what ages and type of activities their program is providing. Also, please provide the dollar amount per meter that will be matched.

Please let this letter serve as notification of the qualifications for the 2020 Summer Youth Program.

Your reply must be received by April 3, 2020.

Sincerely,



Winston G. Low  
General Manager

P.O. BOX 218 | 1400 4TH ST.

FLORESVILLE, TX 78114

[www.felps.us](http://www.felps.us)

T (830) 216-7000

F (830) 393-0362

0000 00 000000

**RESOLUTION NO. R031920-02**

**A RESOLUTION OF THE CITY OF LA VERNIA, TEXAS TO CONTRIBUTE MATCHING FUNDS TO THE FLORESVILLE ELECTRIC LIGHT AND POWER SYSTEM FOR THE 2020 SUMMER YOUTH PROGRAM**

**WHEREAS**, the La Vernia City Council has determined that a need exists to promote summer youth activities to engage the youth of the community in positive summer activities; and

**WHEREAS**, the City Council supports the Floresville Electric Lighting and Power System (FELPS) summer youth program that promotes summer youth activities in the five cities within Wilson County; and

**WHEREAS**, the FELPS bases the funds for the summer youth programs on the number of FELPS electric meters within the City of La Vernia; and

**WHEREAS**, the City Council has agreed to match the funds provided by FELPS for summer youth programs within the City of La Vernia; and

**WHEREAS**, the City Council has determined that this Resolution is necessary to provide the matching funds for the FELPS supported summer youth programs.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF LA VERNIA, TEXAS:**

**SECTION 1**

The City Council will match the FELPS summer youth funds for 421 electric meters within the City of La Vernia at a rate of two dollar (\$2.00) per electric meter for a total one time donation of \$842.00 for the 2020 summer youth program.

**PASSED AND ADOPTED this 19<sup>th</sup> day of March, 2020.**

\_\_\_\_\_  
Robert Gregory, Mayor

**ATTEST:**

\_\_\_\_\_  
Brittani Porter, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney's Office



Resolution No. 031920-03

RESOLUTION OF THE GOVERNING BODY OF

**City of La Vernia**

APPOINTING TO CANYON REGIONAL WATER  
AUTHORITY ONE MEMBER TO THE BOARD OF  
TRUSTEES FOR A TWO-YEAR TERM OF OFFICE.

ADOPTED March 19, 2020

RESOLVED, that the Governing Body of **City of La Vernia** has appointed: **Martin Poore**  
to serve as their representative to the Board of Trustees of Canyon Regional Water Authority.

RESOLVED. FURTHER, that the above named representative is authorized to represent, and act on  
behalf of, in the best interest of above said entity in the process of maintaining and conducting the  
business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon  
Regional Water Authority.

\* \* \* \* \*

CERTIFICATE OF SECRETARY

I, **Brittani Porter**, do hereby certify that I am the Secretary of the above said entity and that the above  
and foregoing is a true, full and correct copy of the resolution duly adopted by the Members of the  
Governing Body of the above said entity at its meeting held on March 19, 2020 and entered into the  
Minutes of said entity; that the meeting was duly and regularly held in accordance with the Bylaws and or  
laws governing the said entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said entity this day March 19, 2020

---

Secretary

SEAL