

LA VERNIA PLANNING AND ZONING COMMISSION  
MINUTES OF SPECIAL MEETING

February 11,2014

**ITEM NO 1.** Call to order. A special meeting of the LaVernia Planning and Zoning Commission was called to order at 6:30 p.m. and a quorum was declared. Present were Chairman Gordon Bake, and commissioners Martin Poore, Dianell Recker and Viola Robles. Also present was Mayor Robert Gregory, Council woman Jennifer Moczygamba and City Secretary Angela Cantu. Commissioner Marlin Tanneberger was absent.

**ITEM NO 2.** Consent Agenda

- A. A motion was made by Commissioner Dianell Recker and Seconded by Viola Robles to accept the minutes from the January 7, 2014 Regular Planning and Zoning Commission Meeting.
- B. The minutes from the January 9, 2014 Notice of possible quorum from the City Council meeting will be approved at the March meeting.

**ITEM NO 3.** Presentation and Discussion/Agenda.

- A. Presentation from Mr. Junior Koepp regarding possible re-plat of lots in the Westover subdivision. Mr. Koepp wants to extend Melissa St to add 17 more lots with a retention pond and lift station. Commissioner Martin Poore asked if a person could ask for a variance on the lot that is affected by the setback lines of the original cul-de-sac, Mayor Gregory said that the person had to prove a uniqueness in order to ask for a variance. Mayor Gregory said that he feels that this would qualify as a unique situation. Mr. Koepp stated that the lots in the new addition are 5ft wider and 20ft deeper than the original lots.
- B. Discuss and consider possible action on Mr. Junior Koepp's presentation. The commission decided to take no action on the presentation until the City Council is able to decide whether or not the cul-de-sac is going to be taken out.

**ITEM NO 4.** Discussion/Action

- A. Discuss and consider further possible action on setbacks on cul-de-sac lots. La Vernia's current set back ordinance is 20' front and back and 10' on each side. Mayor Gregory said that he wanted to bring this up so that the commission could make a recommendation at the next meeting to the City Council about changing the setback line limits on a cul-de-sac. Commissioner Martin Poore stated that we need to define what a cul-de-sac lot is. Mayor Gregory says that before the next meeting he would get examples to look at. Miguel Capri with the architect firm for Westover Subdivision said that the set backs were aesthetic. It was decided to take no action at this time until the examples could be reviewed.

**ITEM NO 5.** Adjourn. Commissioner Viola Robles makes a motion to adjourn the meeting and it is seconded by Dianell Recker. The meeting was adjourned at 7:14.



Gordon Bake, Chairman  
La Vernia Planning And Zoning Commission

**ATTEST:**



Dianell Recker, Secretary  
La Vernia Planning and Zoning Commission