



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

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

May 7, 2019
6:30 p.m.

AGENDA

1. Call to Order

2. Invocation, Pledge of Allegiance and Texas Pledge

3. Citizens to be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no council action may take place and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion)

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner requests an item be removed and considered separately.)

A. Approve minutes from the April 11, 2019 Joint Workshop

5. Public Hearing/Discussion & Action

A. Public Hearing to receive public comments regarding granting a Specific Use Permit request for temporary portable buildings for education purposes located at 195 & 225 Bluebonnet, La Vernia, Texas 78121

B. Discuss and consider recommendation to the City Council for granting a Specific Use Permit for temporary portable building for education purposes at 195 & 225 Bluebonnet, La Vernia, Texas 78121.

6. Items Specific to Future Line Items on the Agenda

7. Adjourn

DECORUM REQUIRED

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

The Planning and Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.086 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Planning and Zoning Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email bporter@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 3, 2019 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Porter, City Secretary



**CITY COUNCIL & PLANNING AND ZONING
JOINT WORKSHOP**

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

April 11, 2019
5:30 p.m.

Minutes

1. **Call to Order** – Commissioner Marlin Tanneberger called the meeting to order at 5:30 PM and declared a quorum. Members absent: Commissioner Robles.
2. **Invocation, Pledge of Allegiance and Texas Pledge** – Invocation was led by Mayor Gregory, all in attendance recited the Pledge of Allegiance and Texas Pledge.
3. **Citizens to be Heard** – None to be heard.
4. **Discussion & Action**
 - A. **Discuss and consider action to direct staff on possible amendment to City Code of Ordinances Chapter 38 Section 404 – Exterior Construction and Architectural Standards.**
 - B. **Discuss and consider action on possible amendment to Chapter 38 Article II Section 202 – Planned Development (PD) Districts.**

Line Items 4A & 4B were combined for discussion. City Attorney Megan Santee was present for any questions addressed by both boards. Mayor Gregory stated that this evening's exercise was to direct staff with moving forward with Planned Development District (PDD), similar to "Old Town Overlay". He stated the PDD you can make a specific property have conditions which will be regulated by the governing body in the form of an ordinance. The PDD is crafted in the ordinance if a developer wanted to move forward with a particular avenue.

Consensus was to allow staff to draft a PDD and come back and present to both boards at separate meetings.
5. **Items Specific to Future Line Items on the Agenda**
6. **Adjourn** – Commissioner Moczygamba made a motion to adjourn the meeting, seconded by Commissioner Tanneberger. Meeting was adjourned at 6:35 PM.

Brittani Porter, City Secretary

Chairman, Gordon Bake

Date Received 4-16-19
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
codeenforcement@lavernia-tx.gov



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LVISD High School Portable Building (Library 2)
Mailing Address 225 Bluebonnet RD
Telephone 830-779-6600 Fax _____ Mobile _____ Email jeremy.deck@lvisd.org

Property Address/Location _____ Property ID No _____

Legal Description _____
Name of Subdivision _____

Lot(s) _____ Block(s) _____ Acreage _____

Existing Use of Property _____

Proposed Use of Property (attach additional or supporting information if necessary) Portable Building for Classroom use for 56 students

Current Zoning R-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
The continued use of portable building for classroom 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

4/8/19
Date

Date of Publication <u>4-18-19</u>	For Office Use Only	Date of P&Z Public Hearing <u>5-1-19</u>
Date of 200 Ft Notices <u>04-16-19</u>		Date of Council Public Hearing <u>5-9-19</u>
Ordinance No. <u>050919-01</u>		Approved _____ Denied _____

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

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Specific Use Permit
102 E. Chihuahua Street
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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 LVISD Junior High School Portable Building

Mailing Address 195 Bluebonnet Rd.

Telephone 830 779-6610 Fax _____ Mobile _____ Email jeremy.deck@lvisd.org

Property Address/Location _____ Property ID No _____

Legal Description _____
Name of Subdivision _____

Lot(s) _____ Block(s) _____ Acreage _____

Existing Use of Property _____

Proposed Use of Property (attach additional or supporting information if necessary) Portable Building for Classroom use for 56 students.

Current Zoning R-1

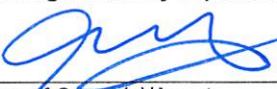
Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
The continued use of portable building for classroom use.

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.

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4/18/19

Date

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Date of 200 Ft Notices <u>4-16-19</u>		Date of Council Public Hearing <u>5-9-19</u>
Ordinance No. <u>050919-01</u>		Approved _____ Denied _____

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
codeenforcement@lavernia-tx.gov



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LVISD High School Portable Building (Library 1)

Mailing Address 225 Bluebonnet RD

Telephone 830 779-6610 Fax _____ Mobile _____ Email jeremy.deck@lvisd.org

Property Address/Location _____ Property ID No _____

Legal Description _____
Name of Subdivision _____

Lot(s) _____ Block(s) _____ Acreage _____

Existing Use of Property _____

Proposed Use of Property (attach additional or supporting information if necessary) Portable Building for Classroom use for 55 students.

Current Zoning R-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
The continued use of portable building for classroom 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.

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The undersigned hereby requests rezoning of the above described property as indicated:

[Signature]
Signature of Owner(s)/Agent

4/8/19
Date

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Ordinance No. <u>050919.01</u>		Approved _____ Denied _____

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
codeenforcement@lavernia-tx.gov



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LUISD High School Portable Building (Band Hall)

Mailing Address 225 Bluebonnet RD

Telephone 830 779-6613 Fax _____ Mobile _____ Email jeremy.deck@luisd.org

Property Address/Location _____ Property ID No _____

Legal Description _____
Name of Subdivision _____

Lot(s) _____ Block(s) _____ Acreage _____

Existing Use of Property _____

Proposed Use of Property (attach additional or supporting information if necessary) Portable Building for Classroom use for 56 students.

Current Zoning R-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
The continued use of portable building for classroom 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

4/8/19
Date

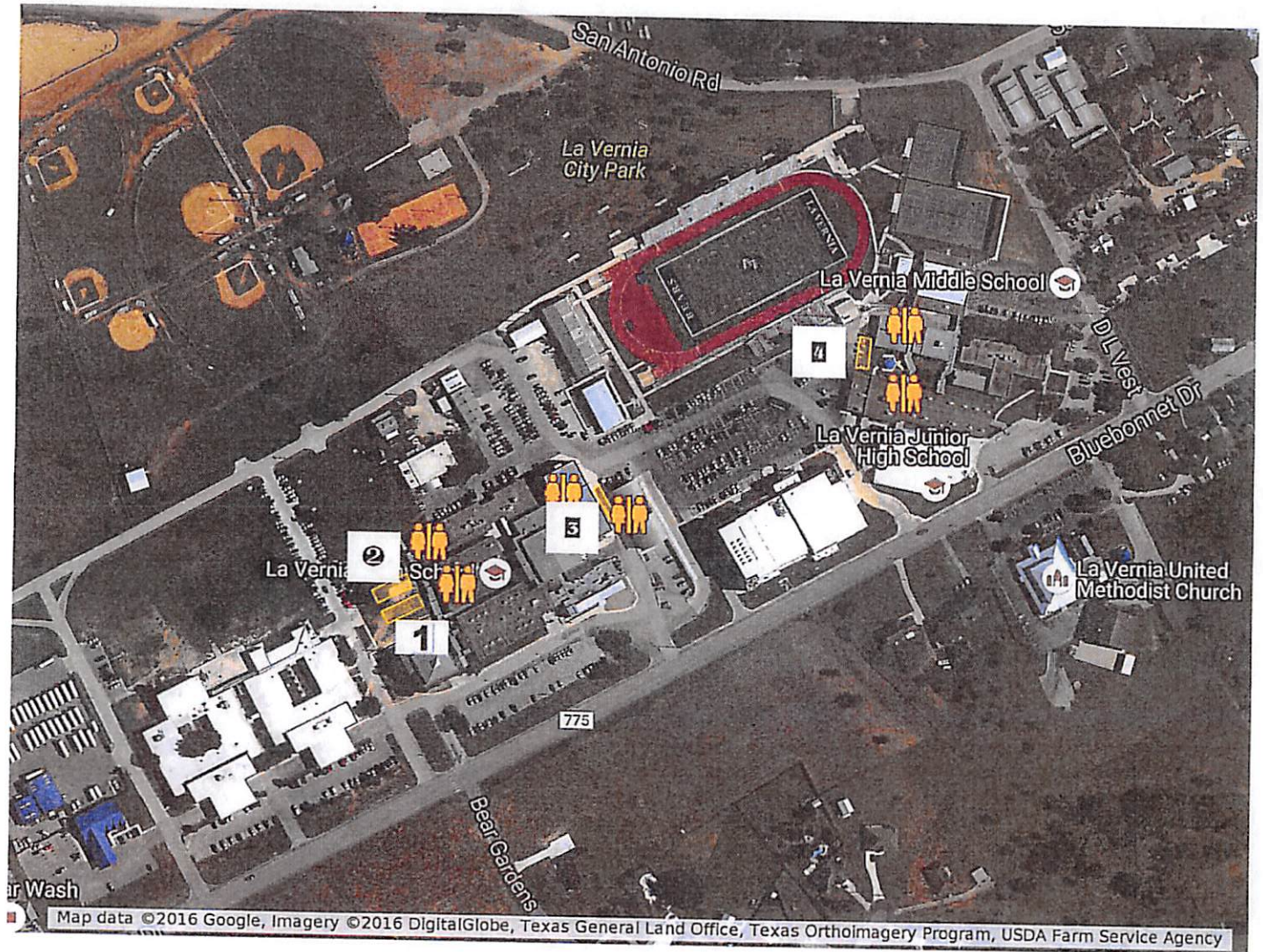
For Office Use Only	
Date of Publication <u>4-18-19</u>	Date of P&Z Public Hearing <u>05-7-19</u>
Date of 200 Ft Notices <u>4-16-19</u>	Date of Council Public Hearing <u>5-9-19</u>
Ordinance No. <u>050919-01</u>	Approved _____ Denied _____

LVISD Site Plan Map

Untitled layer

-  JH/Cafeteria Portable Bldg.
-  HS Band Hall Portable Bldg.
-  Library Portable #1
-  Library Portable #2
-  Point 8
-  Point 9
-  Point 10
-  Point 11
-  Point 12
-  Point 13
-  Point 12
-  Point 13
-  Point 14
-  Point 18

Portable Bldg Locations



L.VISD Site Plan

Library Portable #1

#1 portable bldg is 24x64ft and approximately 40ft from the Bldg 200 exterior wall. The portable Bldg will be classrooms for approximately 56 students. There are restrooms located nearby in the adjoining Bldgs approximately 250ft away.

Library Portable #2

#2 portable is 24x64ft and approximately 20ft from Bldg 200 exterior wall and approximately 20ft from #1 portable. The portable Bldg will be classrooms for approximately 56 students. There are restrooms located nearby in the adjoining Bldgs approximately 250ft away.

HS Band Hall Portable Bldg. #3

24x64ft portable bldg is approximately 20ft from the gym 3 exterior wall, and approximately 20ft from the exterior band hall wall. The portable Bldg will be classrooms for approximately 56 students. There are restrooms located nearby in the adjoining Bldgs within 200ft from the portable Bldg.

JH/Cafeteria Portable Bldg. #4

24x64ft. portable is approximately 20ft from to the JH cafeteria exterior wall, and approximately 20ft from the 300 Bldg. The portable Bldg will be classrooms for approximately 56 students. There are restrooms located nearby in the adjoining Bldgs approximately 200ft away.



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: 36.266 acres addressed 195 & 225 Bluebonnet Rd 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 Tuesday May 7, 2019, and tentatively before City Council on Thursday May 9, 2019. Both meetings will begin at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and are open to the public. To submit written comments please complete the information below, including your signature, and return by Friday May 3, 2019 to:

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

Email: bporter@lavernia-tx.gov

If you have questions, please call Brittani Porter at (830) 779-4541 ext. 3.

Brittani Porter, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (**in favor**) (**opposed to**) the proposed Special Use Permit for the property described as 195 & 225 Bluebonnet Rd, Lot 418-419A-420-421, La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

Elkhorn Holdings
117 Bluebonnet
La Vernia, Texas 78121

Brandt Properties LLC
107 D L Vest # 16
La Vernia, Texas 78121

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

Elkhorn Holdings
117 Bluebonnet
La Vernia, Texas 78121

Glenn & Jeanen Mills
145 Elm Country Dr.
La Vernia, Texas 78121

Glenn & Jeanen Mills
145 Elm Country Dr.
La Vernia, Texas 78121

Brandon McGarrell
5164 Eagle Valley St
Schertz, Texas 78108

Santana-Rodriguez Invest. Prop. LLC
6426 Forester Dr.
Huntington Beach, CA 92648

City of La Vernia
PO Box 225
La Vernia, Texas 78121

Victor & Susan Landin
399 Bear Gardens
La Vernia, Texas 78121

B & M Enterprises LLC
5520 Blue Sea St.
Las Vegas, NV 89110

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

Stephen & Whitney Self
403 Bear Gardens
La Vernia, Texas 78121

Glenn Mills
145 Elm Country Dr.
La Vernia, Texas 78121

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

Biring Sukhwinder Singh
PO Box 166
La Vernia, Texas 78121

John Hemby
PO Box 202
La Vernia, Texas 78121

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

Olivia Arreola
214 Bluebonnet
La Vernia, Texas 78121

Tommy & Cyndie Barnes &
Jay & Connie Hearne
314 Oak Bend Dr.
La Vernia, Texas 78121

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

La Vernia United Methodist Church
PO Box 155
La Vernia, Texas 78121

Patricia Haynes
PO Box 196
La Vernia, Texas 78121

La Vernia ISD
13800 US Hwy 87
La Vernia, Texas 78121

La Vernia United Methodist Church
PO Box 155
La Vernia, Texas 78121

Marcus Wallace
203 San Antonio Rd
La Vernia, Texas 78121

Dana & Gene Hyde
1120 Country View Dr.
La Vernia, Texas 78121

Brahan Lodge #226
PO Box 1263
La Vernia, Texas 78121

Sergio & Juana Hernandez
PO Box 193
Seguin, Texas 78156