



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

December 4, 2018
6:30 p.m.

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 November 6, 2018 Regular Planning and Zoning Commission Meeting; and
- 5. Public Hearing and Discussion/Action**
 - A.** Public Hearing to receive public comments regarding the re-zoning of the 4.356 acres of undeveloped land located at 108 Melissa's Place, La Vernia, TX 78121 from present classification of R1 Single-Family to C-1 Commercial Retail.
 - B.** Discuss and consider recommendation on the re-zoning of the 4.356 acres of undeveloped land located at 108 Melissa's Place, La Vernia, TX 78121 from present classification of R1 Single-Family to C-1 Commercial Retail.
- 6. Items Specific to Future Line Items on the Agenda**
- 7. Adjourn**

DECORUM REQUIRED

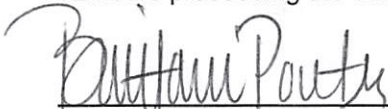
Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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 **November 30, 2018 at 5:00 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
PLANNING AND ZONING COMMISSION
MINUTES REGULAR MEETING

November 6, 2018

Item No. 1 Call to Order

A regular meeting of the Planning and Zoning Commission of the City of La Vernia was called to order at 6:30 PM and a quorum was declared. Present were Chairman, Gordon Bake, Vice Chairman, Marlin Tanneberger, Commissioners Viola Robles and Jennifer Moczygamba.

Item No. 2 Invocation, Pledge of Allegiance and Texas Pledge

Chairman Gordon Bake led the meeting in The Lord's Prayer, followed by the Pledge of Allegiance and the Texas Pledge.

Item No. 3 Citizens to be Heard

Tomasa Ortiz spoke on behalf of the proposed replat and her concerns of the drainage. She stated that the previous owners were good neighbors and would make a path between either properties to allow run off and just wants to know what the city is going to do if there is new construction that is going to take place how will the drainage be taken care of.

Item No. 4 Consent Agenda

A motion was made by Marlin Tanneberger to accept the minutes from the July 3, 2018 Regular Meeting of the Planning and Zoning Commission, seconded by Viola Robles. Motion carried.

Item No. 5 Public Hearing

The public hearing was opened at 6:35. Waylon Koch spoke on behalf of his request stating he was requesting to replat with no plans in mind that he was getting it done sooner rather than waiting. He also advised Mrs. Ortiz that he intends on being a good neighbor and would in contact with her. Public Hearing was closed at 6:36 PM.

Item No. 6 Discussion & Action

A motion was made by Jennifer Moczygamba to recommend to City Council the replat at 201 Dry Hollow Rd., La Vernia, Texas 78121, seconded by Viola Robles. Motion carried.

Item No. 7 Items Specific to Future Line Items on the Agenda

There were none at this time

Item No. 8 Adjourn

Motion to adjourn was made by Viola Robles and seconded by Jennifer Moczygamba. Meeting was adjourned at 6:41 PM.

Gordon Bake, Chairman
La Vernia Planning & Zoning Commission

ATTEST:

Brittani Porter, City Secretary

Date Received Nov. 9th
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198



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

Name Silverado Hills

Mailing Address PO Box 399

Telephone _____ Fax _____ Mobile 2102408830 Email mc135@beckwithgroup.net

Property Address/Location Rt 2, Acres 4.358

Legal Description
Name of Subdivision Rt 2, Westover

Lot(s) 2 Block(s) B1K8 - Unit 3 Acreage 4.358

Existing Use of Property lt

Proposed Use of Property (attach additional or supporting information if necessary) - Baptist church

Zoning Change Request: Current Zoning R-1 Proposed Zoning C-1

If "PDD Planned Development District", check if: Concept Plan _____ or Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____

Attachments:

- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- _____ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

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

Signature of Owner(s)/Agent

NOV 9, 2018
Date

For Office Use Only	
Date of Publication <u>11-15-2018</u>	Date of P&Z Public Hearing <u>12-4-18</u>
Date of 200 Ft Notices <u>11-19-2018</u>	Date of Council Public Hearing <u>12-13-18</u>
Ordinance No. <u>121318-01</u>	Approved _____ Denied _____

FIELD NOTE DESCRIPTION
4.523 PARCEL / LOT 2 AND REMAINING PORTION OF LOT 1
WESTOVER SUBDIVISION, UNIT 3,
LA VERNIA, WILSON COUNTY, TEXAS

A 4.523 acre (197,022.5 sq. ft.) parcel of land out of Westover Subdivision, Unit 3 in La Vernia, Wilson County, Texas as recorded in Volume 10, Page 57 of the Deed Records of Wilson County, Texas, said 4.523 acres consisting of Lot 2 (4.358 acres) and the west remaining portion of Lot 1 (0.165 acres), Block 8 and being further described by metes and bounds as follows:

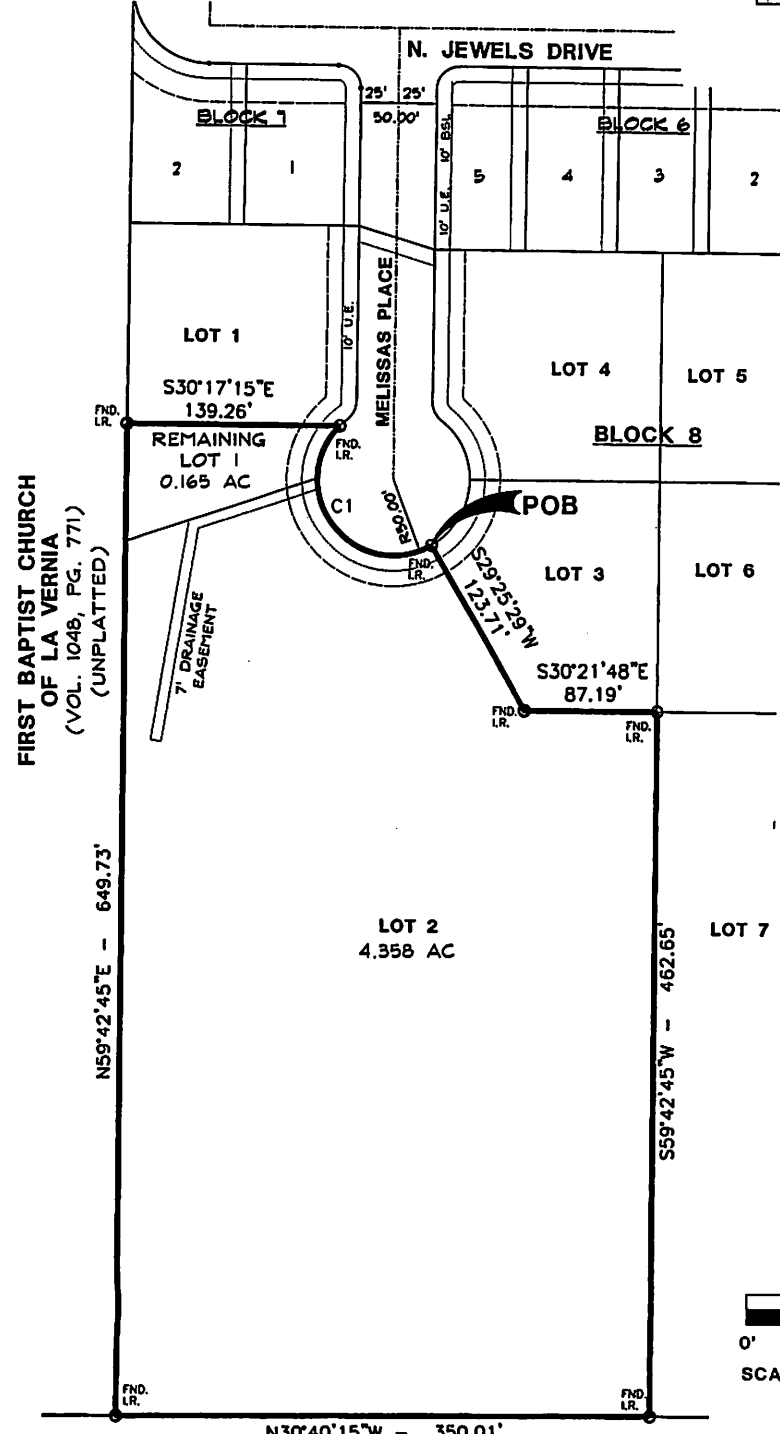
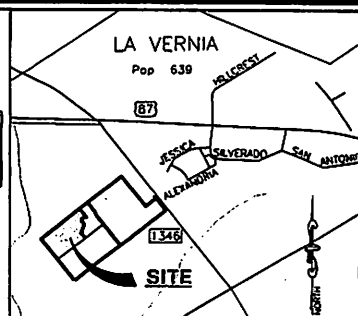
- BEGINNING:** At the most easterly corner of the herein described parcel, said corner being the most northwest corner of Lot 3, Block 8, Westover Subdivision Unit 3 and being on the south right-of-way line of Melissas Place cul-de-sac and the POINT OF BEGINNING of the hereinafter described 4.523 acre parcel;
- THENCE:** along the easterly boundary line of this parcel, $S29^{\circ}25'29''W$, a distance of 123.71 feet to an iron rod found for an interior angle point and the easterly corner of the herein described parcel;
- THENCE:** along the southeasterly boundary line of this parcel, $S30^{\circ}21'48''E$, a distance of 87.19 feet to an iron rod found for an angle point and the southeasterly corner of the herein described parcel;
- THENCE:** along the southeasterly boundary line of this parcel, $S59^{\circ}42'45''W$, a distance of 462.65 feet to an iron rod found for the most southwesterly corner of this parcel;
- THENCE:** along the westerly boundary line of this parcel, $N30^{\circ}40'15''W$, a distance of 350.01 feet to an iron rod found and for the most northwesterly corner of this parcel;
- THENCE:** along the northerly boundary line of this parcel, $N59^{\circ}42'45''E$, a distance of 649.73 feet to an iron rod found for the most northeasterly corner of this parcel;
- THENCE:** along the northeasterly boundary line of this parcel, $S30^{\circ}17'15''E$, a distance of 139.26 feet to a corner of this parcel, said corner being at the north right-of-way line of Melissas Place, and along the north cul-de-sac line of Melissas Place;
- THENCE:** a non tangent curve to the right, said curve having a radius of 50.00 feet, central angle of $164^{\circ}55'45''$, an arc length of 143.93 feet, a chord bearing of $S21^{\circ}37'21''W$, a chord length of 99.14 feet, and a tangent length of 377.98 feet to the POINT OF BEGINNING of the heretofore described 4.523 acre parcel.

* * *

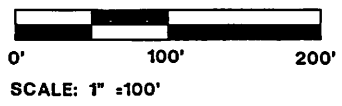
September 24, 2015
Job No: 13052
HBJ/nlm

San Antonio Office
307 W. Rhapsody
San Antonio, TX 78216
(210) 737-3417
(866) 737-3417
Fax (210) 733-5384

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BEARING	CHORD
C1	143.93'	50.00'	377.99'	164°55'46"	S21°37'21"W	99.14'



FIRST BAPTIST CHURCH
OF LA VERNIA
(VOL. 104B, PG. 771)
(UNPLATTED)



MARY MATTKE
(VOL. 793, PG. 143)
(UNPLATTED)

PARCEL DESCRIPTION

LOT 2 AND REMAING
PORTION OF LOT 1
197,022.5 sq. ft.
4.523 acres

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners

307 West Rhapsody
San Antonio, TX 78216
(210) 737-3417
(954) 737-3417

7000 North Mopac Expressway
2nd Floor/ Suite 2121
Austin, TX 78731
(512) 535-3534

TEXAS LICENSED SURVEYING FIRM 100010-00
TEXAS REGISTERED ENGINEERING FIRM F-1225

WESTOVER SUBDIVISION
PROPERTY PARCEL EXHIBIT
JOB NO.: 13052 DATE: 09/24/2015