



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121

Joint City Council & Planning and Zoning Workshop

**December 8th, 2022
5:30 PM**

Minutes

1. Call to Order- Mayor Poore called the City Council and Planning and Zoning meeting to order at 5:30 PM and declared a quorum. Councilwoman Hutchinson was absent. The Planning and Zoning Commission declared a quorum. Members absent: Commissioner Tanneberger, and Commissioner Witherell.

2. Invocation, pledge of allegiance, and Texas Pledge-

Mayor Poore and Chairwoman Hennette led the invocation and recited the pledge.

3. Citizens to be heard-

At this time, Councilwoman Hutchinson arrived.

Julia Magee spoke and asked about development standards in the PI district, she was informed by the councilmembers and commissioners that there were no current plans for development within the properties being proposed for re-zone.

Lee Mangum spoke and asked about the different appropriate land uses to be found in the PI zone versus the R-1 zone district, he was informed by the councilmembers and commissioners that the newly edited and proposed permitted use chart for land use would be discussed later in this meeting.

Nikolous De Silva spoke regarding the condition of CR 319, the councilmembers and commissioners informed him that this area of the county was out of our jurisdiction and recommended he contact the Wilson County Commissioners Court.

4. Public Hearing

4.A Public hearing regarding the re-zone at the request of the City of La Vernia for the properties described as:

Current Zoning: present classifications of RA- Residential Agriculture, R2- General Residence, C1- Commercial Retail, and CB- Central Business Districts

Proposed: PI- Public Institution District

Property Address
440 BLUEBONNET RD LA VERNIA, TX 78121
13794 US HWY 87 W LA VERNIA, TX 78121
215 FORREST DR LA VERNIA, TX 78121
223 FORREST DR LA VERNIA, TX 78121
217 FORREST DR LA VERNIA, TX 78121
219 FORREST DR LA VERNIA, TX 78121
207 RIVER LN LA VERNIA, TX 78121
104 E CHIHUAHUA ST LA VERNIA, TX 78121
13136 US HWY 87 W LA VERNIA, TX 78121
106 SAN ANTONIO RD UNIT 1 LA VERNIA, TX 78121
222 SAN ANTONIO RD LA VERNIA, TX 78121
130-A INDUSTRIAL DR LA VERNIA, TX 78121
3000-03000-21014

- Open Public Hearing

The public hearing opened at 5:50 pm

- Requestor presentation

No presentation

- Public Comments

No comments

- Close Public Hearing

The public hearing closed at 5:50 pm

- Discuss and consider Ordinance No. 120822-06 regarding the rezoning of the above-listed 13 parcels of land owned by the City of La Vernia

No discussion

4.B Public hearing regarding the re-zone at the request of La Vernia ISD and The Board of Trustees La Vernia ISD for the properties described as

Current Zoning: R1- Single-Family District & C1- Retail District

Proposed: PI- Public Institution District

FM 1346 LA VERNIA, TX 78121
391 FM 1346 S LA VERNIA, TX 78121
249 FM 1346 S LA VERNIA, TX 78121
FM 1346 S LA VERNIA, TX 78121
304 BLUEBONNET RD LA VERNIA, TX 78121
13600 US HWY 87 W LA VERNIA, TX 78121
312 BLUEBONNET RD LA VERNIA, TX 78121
308 BLUEBONNET RD LA VERNIA, TX 78121
406 BEAR GARDENS LA VERNIA, TX 78121
402 BEAR GARDENS LA VERNIA, TX 78121
101 COUNTRY GARDENS LA VERNIA, TX 78121
105 COUNTRY GARDENS LA VERNIA, TX 78121
369 S FM 1346 LA VERNIA, TX 78121
195 BLUEBONNET RD LA VERNIA, TX 78121
195 BLUEBONNET RD LA VERNIA, TX 78121
315 BLUEBONNET RD LA VERNIA, TX 78121

- Open Public Hearing

The public hearing opened at 5:51 pm
- Requestor presentation

No presentation
- Public Comments

No comments
- Close Public Hearing

The public hearing closed at 5:52 pm
- Discuss and consider Ordinance No. 120822-05 regarding the rezoning of the above-listed 16 parcels of land owned by La Vernia ISD and The Board of Trustees La Vernia ISD

No discussion

4.C Public hearing regarding the code of ordinances amendment changes at the request of The City of La Vernia for: Chapter 38 Zoning; specifically, regarding ARTICLE I. Sec. 38-104 – DEFINITIONS; ARTICLE III. SECTION 302 – PERMITTED USE CHARTS; ARTICLE IV. SECTION 38-402 - OFF-STREET PARKING AND LOADING REQUIREMENTS;

- Open Public Hearing

The public hearing opened at 5:53 pm
- Requestor presentation

No presentation
- Public Comments

No comments
- Close Public Hearing

The public hearing closed at 5:55 pm
- Discuss and consider Ordinance No. 120822-01 regarding the code of ordinance amendments of Ch. 38

No discussion

4.D Public hearing regarding the code of ordinances amendment changes at the request of The City of La Vernia for: Chapter 26 Signs; specifically, regarding SECTION 26-101.1.- DEFINITIONS; SECTION 26-110. – PERMITTING REGULATIONS;

- Open Public Hearing

The public hearing opened at 5:56 pm

- Requestor presentation

No presentation

- Public Comments

No comments

- Close Public Hearing

The public hearing closed at 5:57 pm

- Discuss and consider Ordinance No. 120822-02 regarding the code of ordinance amendments of Ch. 26

No discussion

4.E Public hearing regarding the code of ordinances amendment changes at the request of The City of La Vernia for: Chapter 8 – BUSINESSES; Specifically, regarding ARTICLE IV. – SOLICITORS, SECTION 8-401 DEFINITIONS; SECTION 8-405 OUTDOOR RETAIL SALES;

- Open Public Hearing

The public hearing opened at 5:57 pm

- Requestor presentation

The city secretary reviewed items found in the packet

- Public Comments

No comments

- Close Public Hearing

The public hearing closed at 5:58 pm

- Discuss and consider Ordinance No. 100822-03 regarding the code of ordinance amendments of Ch. 8

No discussion

4.F Public hearing regarding the code of ordinances amendment changes at the request of The City of La Vernia for: Chapter 16 Health and Sanitation; Specifically, regarding ARTICLE V.- FOOD HANDLERS SECTION 16-504-COMPLIANCE PROCEDURES

- Open Public Hearing

The public hearing opened at 6:00 pm

- Requestor presentation

The city secretary reviewed items found in the packet

- Public Comments

No comments

- Close Public Hearing

The public hearing closed at 6:06 pm

- Discuss and consider Ordinance No. 100822-04 regarding the code of ordinance amendments of Ch. 16

No discussion

5. Items Specific to Future Line Items on the Agenda- None mentioned

6. Adjourn- Councilman Oates made a motion to adjourn the meeting, seconded by Councilman Rabel. Commissioner Jacobs made a motion to adjourn the meeting, seconded by Commissioner Rauschuber. The meeting was adjourned at 6:07 PM and all members were in favor.

Martin Poore, Mayor

Jenni Hennette,

Chairwoman



Lindsey Wheeler, City Secretary