



## PLANNING AND ZONING COMMISSION REGULAR MEETING

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

May 3, 2022  
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 the minutes from the April 5, 2022 Meeting

**5. Public Hearing/Discussion & Action**

**A.** Discuss and consider appointment of Board Positions. (Chairman, Vice Chairman and Secretary)

**B.** Public Hearing to receive public comments regarding the re-plats of the following properties below:

**1.** Public Hearing for the replat of 503 Bluebonnet Rd., Lot 57B (U-1) 1.002 acres and a 0.194-acre tract located in the Juan Delgado League, Survey No. 8, Abstract No. 8, recorded in volume 1961, page 357 combining both to create a 1.196-acre lot.

**2.** Discuss and consider recommendation to the City Council for the replat of 503 Bluebonnet Rd., Lot 57B (U-1) 1.002 acres and a 0.194-acre tract located in the Juan Delgado League, Survey No. 8, Abstract No. 8, recorded in volume 1961, page 357 combining both to create a 1.196-acre lot.

**3.** Public Hearing to receive public comments regarding the granting of a Specific Use Permit for a drive-thru lane for a proposed McDonalds Restaurant with dine-in and drive-thru services located at 14101 US Hwy 87 W, La Vernia, Texas 78121.

4. Discuss and consider recommendation to City Council regarding the granting of a Specific Use Permit for a proposed McDonalds Restaurant with dine-in and drive-thru services located at 14101 US Hwy 87 W, La Vernia, Texas 78121.
5. Public Hearing to receive comments regarding the rezoning of 17.60 acres out of the Juan Delgado Survey, Abstract 8 being a portion of that certain tract called 39.32 acres of 243 Wiseman (Document 92763), La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).
6. Discuss and consider recommendation to City Council for the re-zone of 17.60 acres out of the Juan Delgado Survey, Abstract 8 being a portion of that certain tract called 39.32 acres of 243 Wiseman (Document 92763), La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).

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

## 7. Adjourn

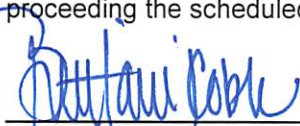
### DECORUM REQUIRED

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](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 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 **April 29, 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



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Brittani Coble, City Secretary