



PLANNING & ZONING COMMISSION MEETING

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

April 18, 2023

6:30 PM

MINUTES

1. Call to Order

Called to order at 6:30 pm

Commissioners Tanneburger, Jacobs, and Witherell are present, and Commissioners Hennette, and Raushuber absent

2. Invocation, Pledge of Allegiance, and Texas Pledge

All recited the Pledge of Allegiance and the 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 of the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

Mr. Love is here but will speak later in the meeting

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 Councilmember requests an item be removed and considered separately.)

A. Approve Minutes From The 03-07-23 Regular Planning and Zoning Meeting

MOTION: Commissioner Jacobs made a motion to approve the consent agenda as presented, seconded by Commissioner Witherell, all in favor

5. Public Hearing

- A. Public hearing regarding the request for Change of Zoning District Classification from existing zoning of C-2 General Commercial to requested Zoning of PDD Planned Development District/ C-1 Retail/ R-2 General Residence regarding the location specifically known as City of La Vernia, Lot 101B, Acres 46.6996, 15010 US Hwy 87 W, La Vernia, Texas 78121 currently owned by Bonnie Chessher, requesting in partnership with NP Homes
 - A.1 Open Public Hearing
 - A.2 Requestor Presentation
 - A.3 Staff Presentation

A.4 Recieve Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 042023-01 the re-zone/ PDD of the location specifically known as City of La Vernia, Lot 101B, Acres 46.6996, 15010 US Hwy 87 W, La Vernia, Texas 78121

A.1 Open Public Hearing

Open at 6:32 pm

A.2 Requestor Presentation

A representative from PF properties spoke and presented a power point

A.3 Staff Presentation

None

A.4 Recieve Public Comments

Mr. Love spoke regarding concerns that this type of development would bring additional crime to the City of La Vernia

A.5 Close Public Hearing

Closed at 6:38 pm

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 042023-01 the re-zone/ PDD of the location specifically known as City of La Vernia, Lot 101B, Acres 46.6996, 15010 US Hwy 87 W, La Vernia, Texas 78121

Motion: Commissioner Jacobs made a motion to make a positive recommendation to the City Council regarding Ordinance No. 042023-01 the re-zone/ PDD of the location specifically known as City of La Vernia, Lot 101B, Acres 46.6996, 15010 US Hwy 87 W, La Vernia, Texas 78121, seconded by Commissioner Witherell, all in favor

6. Discussion & Action

- A. Discuss the state of Ch 38 of the La Vernia Code of Ordinances regarding Home Occupancy Permits and if there are any changes the board would like to see made in the future

The commissioners discussed being more favorable to granting variances as the City Council/ ZBOA see fit than to creating a change to the City Code of Ordinances regarding home occupations

Motion: Commissioner Jacobs made a motion to not make any changes to the current code surrounding home occupations, seconded by Commissioner Witherell, all in favor

7. Items Specific to Future Line Items on the Agenda

Ethics training in the near future with the City Attorney

8. Adjourn

MOTION: Commissioner Witherell made a motion to adjourn the meeting at 7:01 pm, seconded by Commissioner Jacobs, all in favor

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 City Council 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 §551.087 (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 Council meetings are available to all persons regardless of disability. The facility is wheelchair-accessible parking spaces are available. Should you require special assistance, requests for accommodations must be made 48 hours before this meeting. Braille is not available. Please get in touch with the City Secretary at (830) 779-4541 or email Lboyd@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 a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April- 14th, 2023 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.



Lindsey Wheeler, City Secretary

