



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

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

April 5, 2022
6:30 p.m.

Minutes

1. **Call to Order** – Commissioner Tanneberger called the meeting to order at 6:30 PM and declared a quorum. Members absent: Commissioner Robles.
2. **Invocation, Pledge of Allegiance and Texas Pledge** – Invocation was led off with the Lord's Prayer and all in attendance recited the Pledge of Allegiance and the Texas Pledge.
3. **Citizens to be Heard** – Mr. Lee Mangum, a resident of Country Gardens, expressed his concerns on the drainage. Commissioners advised this was preliminary and the developers engineer was working on the final plans which would be addressed at the May meeting and he would be welcome to attend.
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 March 1, 2022 Meeting

MOTION: Commissioner Hennette made a motion to approve the consent agenda, seconded by Commissioner Jacobs. **Motion passed: 4-0.**

5. **Public Hearing/Discussion & Action**
 - A. **Public Hearing to receive public comments regarding the re-plats of the following properties below:**
 1. **Public Hearing for replat at 309 Seguin Rd., Lot 168-169 (lot 1 Blk 19), a replat of a 1.464 lot into two lots – one lot that is .519 acres and the other lot being an undeveloped 0.945 acres lot.**

Public hearing opened at 6:44 PM and closed at 6:46 PM.

2. **Discuss and consider recommendation to the City Council for replat at 309 Seguin Rd., Lot 168-169 (lot 1 Blk 19), a replat of a 1.464 lot into two lots – one lot that is .519 acres and the other lot being an undeveloped 0.945 acres lot.**

MOTION: Commissioner Jacobs made a motion to recommend to City Council to approve the replat at 309 Seguin Rd., Lot 168-169 (lot 1 Blk 19), a replat of a 1.464 lot into two lots – one lot that is .519 acres and the other lot being an undeveloped 0.945 acres lot, seconded by Commissioner Hennette. **Motion passed: 4-0.**

3. **Public Hearing for the replat at 204 King St., LOT 159 (Lot 15 Blk 32) a replat of a 13.101-acre lot, creating three lots – one (1) 0.50-acre lot, one (1) 0.50-acre lot and one 12.101-acre lot.**

Public hearing opened up at 6:47 PM. Concerns from citizens that received the 200' notices were, what is the requestee going to do with the additional 12 acres in the back that backs up to there back yards. Is the requestee aware of flooding and then potential it has done in the past. Staff advised based on what the requestee

4. **Discuss and consider recommendation to the City Council for the replat at 204 King St., LOT 159 (Lot 15 Blk 32) a replat of a 13.101-acre lot, creating three lots – one (1) 0.50-acre lot, one (1) 0.50-acre lot and one 12.101-acre lot.**

MOTION: Commissioner Hennette made a motion to replat 204 King St., LOT 159 (Lot 15 Blk 32) a replat of a 13.101-acre lot, creating three lots – one (1) 0.50-acre lot, one (1) 0.50-acre lot and one 12.101-acre lot.

Commissioner Hennette her current motion and declined to approve, seconded by Commissioner Jacobs.

MOTION: Commissioner Jacobs requested to table the recommendation and let the City Council make a decision, seconded by Commissioner Hennette. Motion passed: 4-0.

5. **Public Hearing for the replat of 503 Bluebonnet Rd., Tract 57B (U-1), combining 1.002 acres from 503 Bluebonnet in to City of La Vernia Lot 441 K, 7.59-acre lot, establishing the plat of Woodbridge Farms Subdivision Phase IV to create a 8.592 acre lot.**

Public hearing was opened at 7:00 and closed at 7:10 PM. Citizens within the neighboring area discussed uses and if fencing was going to be put up as their properties backed up to the development.

6. **Discuss and consider recommendation to the City Council for the replat of 503 Bluebonnet Rd., Tract 57B (U-1), combining 1.002 acres from 503 Bluebonnet in to City of La Vernia Lot 441 K, 7.59-acre lot, establishing the plat of Woodbridge Farms Subdivision Phase IV to create a 8.592 acre lot.**

No action, tabled until May meeting.

- B. **Public Hearing to receive public comments regarding the preliminary plat of Lot 441K, 7.590 +/- acres, out of the City of La Vernia subdivision plat and establishing the plat of Woodbridge Farms Subdivision Phase IV, a proposed 23 lot development located off of Woodbridge Dr / 500 Blk of FM 775.**

Public hearing was opened at 7:10 PM and closed at 7:11 PM.

- C. Discuss and consider recommendation to City Council regarding the preliminary plat of Lot 441K, 7.590 +/- acres, out of the City of La Vernia subdivision plat and establishing the plat of Woodbridge Farms Subdivision Phase IV, a proposed 23 lot development located off of Woodbridge Dr / 500 Blk of FM 775.

Commissioners looked over the proposed plan and plat and were in favor.

6. Items Specific to Future Line Items on the Agenda

- Drainage
- Roadway

7. **Adjourn-** Commissioner Jacobs made a motion to adjourn the meeting, seconded by Commissioner Hennette. Meeting was adjourned at 7:14 PM and all members were in favor.



Brittani Porter, City Secretary



Marlin Tanneberger, Vice Chairman



