



**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.

**Minutes**

**1. Call to Order – Commissioner Tanneberger called the meeting to order at 6:30 PM and declared a quorum. Members absent:**

**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 –** Sylvia Vega spoke in regards to the proposed McDonalds. Her concerns were the large trucks stopping abruptly, would there be a traffic light to slow down traffic, excessive trash from surrounding businesses, lighting facing residential areas to include her mobile home park with elderly tenants. She would like the Commission, City Council and Mayor to take in to consideration for citizens in regards to these businesses coming in.

Kip Workman stated he owned the property next to the individual requesting the rezone and was just there to get information as to what he was potentially going to develop on the property.

**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

**MOTION:** Commissioner Jacobs made a motion to approve the consent agenda, seconded by Commissioner Hennette. **Motion passes: 5-0.**

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

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

Board Positions are as follows:

Chairman – Jenni Hennette

Vice Chairman – Chris Jacobs

Secretary – open

**MOTION:** Commissioner Tanneberger made a motion to approve the appointment of positions, seconded by Commissioner Hennette. **Motion passes: 5-0.**

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.**

Public hearing was opened at 6:41 PM and with no comments closed at 6:42 PM.

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. **MOTION:** Commissioner Jacobs made a motion to approve 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, seconded by Commissioner Rauschuber. **Motion passed: 5-0.**
4. **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.**

Public hearing was opened at 6:49 PM.  
Resident of Silverado Hills, Stephanie Harper,

5. **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.**

**MOTION:** Commissioner Jacobs made a motion to recommend to City Council to approve the SUP for the proposed McDonalds with the stipulation they mimic the ordinance for Burger King and the lighting towards parking lot and pointed away from detention basin, seconded by Commissioner Hennette. **Motion passes: 5-0.**

6. **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).**

Public hearing was opened at 7:08 PM and with no comments closed 7:09 PM.

7. **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).

**MOTION:** Commissioner Rauschuber made a recommendation to City Council to approve 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), seconded by Commissioner Jacobs. **Motion passes: 5-0.**

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

- Ordinance for fence/barrier

**7. Adjourn** – Commissioner Rauschuber made a motion to adjourn the meeting, seconded by Commissioner Jacobs. Meeting was adjourned at 7:12 PM and all members were in favor.



Brittani Coble, City Secretary



Jenni Hennette, Chairman



