



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

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

October 18th, 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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission chairman 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 minutes from the September 13th, 2022 – Joint meeting

B. Approve minutes from the October 11th, 2022- Joint meeting

5. Public Hearing/Consider Action

A. Public hearing regarding the re-zone of First Baptist Church of La Vernia (from R1 to PI) CITY OF LA VERNIA, LOT 324-325-326-327, LOCATED AT 201 S CREWS ST LA VERNIA, TX 78121 CITY OF LA VERNIA, LA VERNIA, TEXAS

a. Open Public Hearing

b. Requestor presentation

c. Receive Public Comments

d. Close Public Hearing

e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-02 approving the rezone of First Baptist Church.

- B. Public hearing regarding re-zone and PDD – Woodbridge Courts CITY OF LA VERNIA, LOT 441K, ACRES 7.590, WHICH WILL BE KNOWN AS 2.70 ACRES OF LAND GENERALLY LOCATED FROM 100 to 176 WOODBRIDGE COURT OF LA VERNIA, LA VERNIA, TEXAS
 - a. Open Public Hearing
 - b. Requestor presentation
 - c. Receive Public Comment
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-01 approving the rezone and PDD of Woodbridge Estates

- C. Public hearing regarding an SUP for a drive-thru for the property SPECIFICALLY KNOWN AS 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121, OWNED BY COLUMBIA REALITY LIMITED, SPECIFICALLY KNOWN AS FIRSTMARK BANK
 - a. Open Public Hearing
 - b. Requestor presentation
 - c. Receive Public Comments
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-04 approving the SUP of Firstmark Bank

- D. Public hearing regarding an SUP for an Accessory Structure larger than code allows for the property Grace Bible Church SPECIFICALLY KNOWN AS, 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121, SPECIFICALLY KNOWN AS GRACE BIBLE CHURCH.
 - a. Open Public Hearing
 - b. Requestor presentation
 - c. Public Comm
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-03 approving the SUP of Grace Bible Church.

6. Commissioner and Staff Requests for Future Agenda Items

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 leaves 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 §551.087 (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 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 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 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 October 14, 2022 at 5:00 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary