



ZONING BOARD OF ADJUSTMENT

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

March 09, 2023

6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:00 pm

(Martin Poore, Dianell Recker, Amanda Hutchinson, Justin Oates, Gary Gilbert, and Garrett Rabel, all present)

2. Invocation, Pledge of Allegiance and Texas Pledge

Pledge led by Mayor Poore, prayer led by Pastor Bobby Nixon

3. 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. Minutes from 10-20-22 Regular Meeting

MOTION: Justin Oates made a motion to approve the consent agenda as listed, seconded by Dianell Recker, all in favor

4. Public Hearing

A. Hold a Public Hearing at the request of the current owner of 15010 us why 87 W, La Vernia, Texas 78121, Bonnie Chessher, and potential partners NP Homes, requesting a variance from Code of Ordinances, Chapter 38, Sec. 38-208. - Dimensional and development standards, and; Sec. 38-402. - Off-street parking and loading requirements. for the following:

Increase the current code height allotment which maxes out at 30 feet, to 45 feet and; reduce the requirement for 1.5 parking spaces per bedroom to 1.5 spaces required per unit

- a1. Open Public Hearing
- a2. Applicant Presentation
- a3. Staff Presentation
- a4. Questions and comments by Board Members
- a5. Close Public Hearing
- a6. Motion

a1. Open Public Hearing

The public hearing opened at 6:03 pm

a2. Applicant Presentation

AJ Murphy, representative of NP homes presented

a3. Staff Presentation

The City Administrator provided feedback regarding previous conversations with NP homes, as well as research conducted on how other cities deal with requests such as these

a4. Questions and comments by Board Members

The board discussed, specifically regarding concerns for fire safety, and building height standards

a5. Close Public Hearing

The public hearing was closed at 6:18 pm

a6. Motion

MOTION: Dianell Recker made a motion to allow for 1 parking space per bedroom of the apartment unit, regarding the variance request for parking standards, seconded by Justin Oates, all in favor

MOTION: Justin Oates made a motion to deny the building height variance request, seconded by Gary Gilbert, all in favor

- B. Discuss and consider action on a variance request from The Texan, 14114 US Hwy 87 W , requesting a variance from Code of Ordinances, Chapter 26, Section 26-110 – Permitting Regulations for the following: larger building side sign and larger monument sign than the code allows for (currently 48 and 100 square foot allowed respectively)

b1. Open Public Hearing

b2. Applicant Presentation

b3. Staff Presentation

b4. Questions and comments by Board Members

b5. Close Public Hearing

b6. Motion

b1. Open Public Hearing

The public Hearing opened at 6:22 pm

b2. Applicant Presentation

Compadre Signs Presents

b3. Staff Presentation

City staff presented regarding examples of "Texan" signs in other cities

b4. Questions and comments by Board Members

The board discussed concerns regarding light pollution

b5. Close Public Hearing

The public hearing was closed at 6:38 pm

b6. Motion

MOTION: Gary Gilbert made a motion to approve the facade sign variance application to only apply for two sides of the building (left, and front, but not right,) or on all three sides, but the right one would not be a "lit" sign, seconded by Justin Oates, all in favor

MOTION: Gary Gilbert made a motion to approve the request for the monument sign variance, seconded by Dianell Recker, all in favor

5. Items Specific to Future Line Items on the Agenda

Potential to bring to Planning and Zoning and City Council an ordinance to amend the monument sign size standard, as well as ordinance changes to parking minimum standards

6. Adjourn

MOTION: Justin Oates made a motion to adjourn the meeting at 6:43 pm, seconded by Garrett Rabe, all in favor

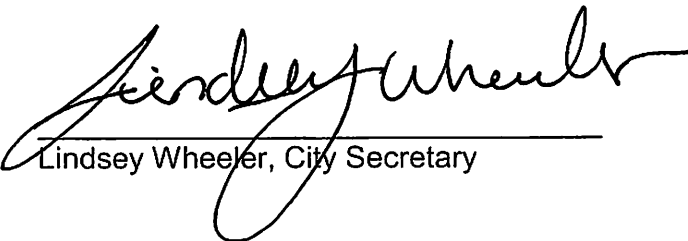
DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments, may be ruled out of order by the Presiding Officer. Continuation of this behavior could result in a request by the Presiding Officer that the individual leaves 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 is available to all persons regardless of disability. The facility is wheelchair-accessible parking spaces are available. Request 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 Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and accurate 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 March 3, **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