

The La Vernia City Council held a Joint Workshop with the La Vernia Planning & Zoning Commission on October 22, 2012 at 6:30 p.m. at City Hall, La Vernia, Texas.

Item No. 1. Call to Order Mayor Robert Gregory called the workshop to order at 6:31 p.m. Council members present were D. Bradford Beck, Randy Leonard, Bobby Richter, Eloi Cormier, and John Richter. Staff member present were City Secretary-Treasurer Angela Cantu, Police Chief Bruce Ritchey, and Code Enforcement Officer/Project Coordinator Janet Thelen. Also present were the Planning and Zoning Commission and the City Engineer Rick Myrick.

Item No. 2. Discussion Mayor Gregory introduced Rick Myrick from CEC and the City Engineer. Mr. Myrick explained the need for hydrology studies, stating that the engineers who submit plans should be able to be relied on however we need to remember who the engineer is working for. The City engineer reviews plans to make sure the City's guidelines are being followed. Code Enforcement Officer Thelen stated that she has checked with several other cities and they all use this same practice of having their own City engineers review any prospective developer's plans. Councilman J. Richter stated that he feels that we are just throwing detention ponds everywhere. Mr. Myrick stated that due to the national flood insurance program it is hard to build in a flood way, which is the area that the majority of a flood will pass through. A detention pond may not help that much for the property it is on but you still need to look down stream to see the effect on other properties. Councilman Beck stated that new subdivisions need to do hydrology studies so where do you draw the line. Mr. Myrick stated that if a zone of disturbance is less than 10% then they are exempt from doing a study. He also suggested the City conduct a grading scale. The San Antonio River Authority did a flood study with elevations to get a sense of water during a flood event. Councilman Beck stated, for example the proposed park parking lot has been designed to 25 year flood event scale and Mr. Myrick stated that unfortunately according to FEMA regulations it should be designed to a 100 year flood event. Mr. Myrick went on to suggest that if a prospective development is adjacent to a major drainage then a detention pond should not be required but a study should be conducted to see the effects on the properties both upstream and downstream. He stated that models for these types of studies are already in place it would just need to be modified to fit the project. Councilman Leonard asked why we could not just follow the state guidelines and Mr. Myrick stated that the state rules are for the whole state and that it would be best to use rules that fit our needs. Councilman B. Richter asked if the state's rules were different based on the region of the state and Mr. Myrick stated that they are to a point but still not specific to our needs. Councilman Beck stated that he agrees with hydrology needs to be done but would like them to be more cost effective for developers. Mr. Myrick stated that the City has a responsibility to our neighbors. The City should also consider regional detention ponds to be able to free up larger areas for development. He suggested that the City do a drainage review and have a civil engineer conduct a grading review to make sure there is no impact on the neighbors. Councilman Leonard asked what would happen if the two engineers disagreed and Mr. Myrick stated that the City's engineer trumps the developer's so the City's engineer would have the final say. Councilman Leonard asked if we wanted to implement the suggestions that Mr. Myrick is making what would need to happen. Mr. Myrick said that he would work up some language for council to review and implement in the ordinance.

Item No. 3. Discussion Code Enforcement Officer Thelen explained how permitted uses regarding the zoning ordinance need to be adjusted to fit the City more appropriately. She stated that the Planning and Zoning Commission reviewed the uses in January. Jennifer Moczygembba, Chairwoman of the P & Z Commission, stated that the Commission went line by

CITY OF LA VERNIA

LA VERNIA, WILSON COUNTY, TEXAS

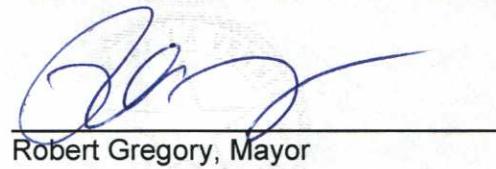
OCTOBER 22, 2012

CITY COUNCIL WORKSHOP

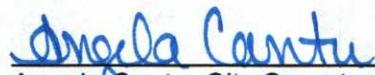
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line and they are comfortable with specific use permits (SUPs). Councilman Beck stated that he wouldn't have a problem with a cumulative zoning plan. He stated that he feels that P & Z needs to have an idea of how the City is going to grow and develop. Code Enforcement Officer Thelen stated that this is the time to fix more than one issue. Mayor Gregory stated that whatever is finalized we need to keep in mind while the P & Z is comfortable using variances the Council is not so we may want to limit the necessity for variances. Councilman Beck stated that he feels that the Council needs to trust the boards they have in place and take the advice that they give. Code Enforcement Officer Thelen stated that she would contact ETR who helped with the zoning ordinance the last time. Marling Tannenberger, P & Z Commissioner, stated that we can't put the same requirements on both old and new properties. He stated that until the City gets laid out further down the road there will be issues. Another workshop will be scheduled with both the Council and P & Z to discuss this item at more length with ETR.

Item No. 4. Adjourn With no further business to discuss the workshop was adjourned at 8:23 p.m.



Robert Gregory, Mayor



Angela Cantu, City Secretary-Treasurer

