



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121
Joint City Council & Planning and Zoning Workshop

September 13, 2022
6:10 PM
or immediately following the Special City Council meeting

AGENDA

1. Call to Order

2. Presentation

- A. Staff will present a proposed plan to revise the current zoning map to include property into the Public Institutional District in accordance with the future land use map

3. Discussion

- A. Discuss and consider revisions to section 38-403. of the current code of Ordinances, Landscaping Standards, referencing commercial screening standards, and standards for commercial properties bordering residential properties

- B. Discuss proposed amendments to chapter 26 of the City Code of Ordinances referencing signs

- 1. Staff recommends amending section 26-101.1 to establish a definition for the term "neon sign" where one does not currently exist, which they recommend be defined as "signs that are electrically lighted by long luminous gas-discharge tubes that contain rarefied neon or other gases"
- 2. Staff recommends amending section 26-111., Prohibited Sign Types, to prohibit neon signs where it currently does not
- 3. Staff recommends amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to rather allow for a maximum of 35 feet in height

- C. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to Public Institutional Zoning

- 1. Staff recommends amending section 38-104., Definitions, to allow for a definition of the term Public Institutional Zoning, which we recommend be

defined as “land to be used for the purpose of city-government, public educational, and places of worship infrastructure” where a definition of the Public Institutional zoning does not currently exist

2. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to section B, staff recommends changing the allowance of “accessory building to main use” from not permitted to permitted in the Public Institutional zoning district
3. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to sections B, C, D, E, F, G, and, H, staff recommends removing all permitted uses from the Public Institutional district that do not fit into the three proposed defined categories (City- government, public educational, and places of worship owned facilities.)

D. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to parking standards

1. Staff recommends amending section 38-402., Off-street Parking and Loading Requirements Where the section currently states *Required off-street parking shall be on a paved concrete or asphalt parking space surface. Except for residential lots greater than one acre in size, all driveways and drive approaches shall be a paved concrete or asphalt surface,* the staff recommends allowing for interlocking concrete permeable pavers and flexible plastic grid paver systems as an option for all off-street parking in all commercial, and public districts, as well as for residential lots greater than one acre in size and still require that all drive approaches be a paved concrete or asphalt surface

E. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to accessory structures

1. Staff recommends amending section 38-410., Accessory Structures, Specifically section (B) Commercial, Item (1D,) where the code currently states that zone districts General Professional (GP), Commercial District (C-1), and Central Business District (C-B) shall comply with the following standards, Accessory buildings under 400 square feet are prohibited and Accessory buildings over 400 square feet require a specific use permit and the architecture and exterior finish must conform to the principal building, staff recommends we amend this section to allow for a square footage range for accessory structures that would be allowable in this these zone districts

F. Discuss future development projects

1. Discuss a potential Planned Development (PD) to be developed at Woodbridge Farms phase 4 (Silos at Woodbridge)
2. Discuss a potential outdoor cottage shopping center to be developed behind MAC Medspa
3. Discuss a planned re-zoning initiative in which all of the La Vernia City-owned property, all of the LVISD property, and several local church properties would be re-zoned into the PI district

4. 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 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 City Council 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 bporter@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 City Council 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 September 9, 2022, at 4:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.



Lindsey Wheeler, City Secretary