



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
January 09, 2024
6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:32 pm

Chris Jacobs, Kyle Real, and Wayne Robbins were present, Marlin Tanneberger was not present

2. Invocation, Pledge of Allegiance and Texas Pledge

Invocation and pledges were recited

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 may extend this time at their discretion.)

None

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 commission member requests an item be removed and considered separately.)

A. Minutes from the 11-07-23 regular meeting

Wayne Robbins made a motion to approve the consent agenda as listed, seconded by Kyle Real, all in favor

5. Public Hearing

- A. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided**

Interest 50.0000000000% concerning the request for an SUP to allow for ***Kennel/ Stable/ Animal Boarding/ Housing in the C-1 Zone district***

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider action on a recommendation to the City Council regarding Ordinance No. 011124-01 the SUP request from property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%** concerning ***Kennel/Stable/Animal Boarding/Housing in the C-1 Zone district***

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%** concerning the request for an SUP to allow for ***Kennel/ Stable/ Animal Boarding/ Housing in the C-1 Zone district***

A.1 Open Public Hearing

Open at 6:34 pm

A.2 Requestor Presentation

Kathryn Smith spoke, said she plans to place a small building in the back for dogs to be boarded

A.3 Staff Presentation

None

A.4 Receive Public Comments

None

A.5 Close Public Hearing

Closed at 6:37 pm

A.6 Discuss and consider action on a recommendation to the City Council regarding Ordinance No. 011124-01 the SUP request from property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%** concerning ***Kennel/Stable/Animal Boarding/Housing in the C-1 Zone district***

The Commissioners suggested tabling this item until the applicant can ensure no code violations are occurring at the site

- B. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925** concerning the request to create two lots from one (Re-Plat)

B.1 Open Public Hearing

B.2 Requestor Presentation

B.3 Staff Presentation

B.4 Receive Public Comments

B.5 Close Public Hearing

B.6 Discuss and consider action on the request from property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA**

VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925 concerning the request to create two lots from one (Re-Plat)

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B.1 Open Public Hearing

Opened at 6:38 pm

B.2 Requestor Presentation

Jeanine schoenert presented

B.3 Staff Presentation

None

B.4 Receive Public Comments

None

B.5 Close Public Hearing

@6:39

B.6 Discuss and consider action on the request from property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925** concerning the request to create two lots from one (Re-Plat)

Wayne Robbins made a motion to approve the request from property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925** concerning the request to create two lots from one (Re-Plat,) seconded by Kyle Real, all in favor

- C. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat)

C.1 Open Public Hearing

C.2 Requestor Presentation

C.3 Staff Presentation

C.4 Receive Public Comments

C.5 Close Public Hearing

C.6 Discuss and consider action on the request from property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat)

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C.1 Open Public Hearing

Open at 6:40 pm

C.2 Requestor Presentation

Jeanine schoenert presented

C.3 Staff Presentation

None

C.4 Receive Public Comments

None

C.5 Close Public Hearing

Closed at 6:42 pm

C.6 Discuss and consider action on the request from property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat)

Wayne Robbins made a motion to approve the request from property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat,) Seconded by Kyle Real, all in favor

6. Discussion & Action

NA

7. Items Specific to Future Line Items on the Agenda

-SUP

-Look into annual SUP Renewal

8. Adjourn

Wayne Robbins made a motion to adjourn the meeting at 6:45 pm, seconded by Kyle Real, 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 type of behavior could result in a request by the Presiding Officer that the individual leave 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 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 are available to all persons regardless of disability. The facility is wheelchair-accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours before 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 a true and correct 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 **January 5, 2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary