



City of La Vernia  
**CITY COUNCIL MEETING**  
102 E. Chihuahua St., La Vernia, Texas 78121  
February 12, 2026  
6:30 PM

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## MINUTES

### 1. Call to Order

The meeting was called to order at 6:30PM

Mayor Poore, and Council members Recker, Gilbert, Evans, Rabel, and Oates were present.

### 2. Invocation & Pledge of Allegiance

Pastor Bobby Nixon lead the prayer and Mayor Poore lead the pledges.

### 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 council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)*

Paul Tucker spoke, he states he would like clarification on how the water bill is calculated. Mayor Poore explained Interim City Administrator Xavier Millan will contact Mr. Tucker tomorrow to explain it to him.

There were others that signed for citizens to be heard, they were all for the re-zone. Mayor Poore stated there is a public comments section in the public hearing were he advised them to speak there.

### 4. Consent Agenda

*(All consent agenda items are considered routine by the City Council 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 the 1/8/2026 City Council Meeting
- B. Financials for the month of November
- C. Financials for the month of December
- D. 4th quarter 2025 Investment Report

Motion made by Oates, seconded by Recker to approve as listed, all in favor.

### 5. Presentations

- A. Presentation from Armstrong, Vaughan & Associates, P.C. regarding the 2025 Audit

## 6. Public Hearing

A. The La Vernia City Council will host a public hearing to discuss and consider action on Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial 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 Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing

The Public hearing was opened at 7:14PM

A.2 Requestor Presentation

Michael Garrott was present representing On The Grind for the re-zone. He handed out packets to Council and had a poster with an image of the proposed building. They build upscale and their lighting does not expand beyond their perimeter. He states they would like to become apart of the community.

He explained they have runners that come out to your car to take your order, they do not have a box where you can order at. This was designed with the safety and customers in mind.

On The Grind's engineer Tyler Meals spoke on the drainage. They are keeping the building out of the flood plain.

Garrott states they are aware that this property might come out of the flood plain as SARA is reviewing. If so they might add a different business to the property as well.

#### A.3 Staff Presentation

Interim City Administrator Xavier Millan spoke on the future use chart, he listed everything that is permitted in the C-1 and C-2 zones. He let Council know that the Planning and Zoning Board did recommend the Council deny the rezone.

City Secretary Madison Farrow spoke, she sent out twelve 200ft notices and only received one back that was opposed with no comments attached.

City engineer Morgen Gore spoke, she sees nothing wrong with what is proposed.

#### A.4 Receive Public Comments

Norah Wilkinson states she is in favor of growth for the community, and rezoning can bring a lot of great things but there are a lot of cons. The traffic, the drainage. How will this affect Buffalo Joe's? The corner is not designed for this.

Danny Kent states the Colby J Kent Foundation rely heavily on the local businesses, they support the students here in La Vernia. Allowing new entities to come in does not support who is here now. They ask for them to deny this request.

Cyndie Barnes states she is concerned with traffic, the streets are too narrow and congested. Adding another drive-thru is not a good idea. She would be more welcoming to them coming in at a different location.

Hillary Moehrig states she is a gym owner and they do their best to help everyone and she knows everyone does the same. She states you already can't get across 87 and Nicolson is not wide enough. She supports businesses but is not in favor of having this come across from another

business. We need to take care of our current businesses and roads.

Chase Vincent spoke, he is the owner of the Shed. They are a mom and pop business that opened 7 years ago. They raise their children here, they are for the community. Every dollar they earn comes back to the city. Allowing another coffee shop across from them is a threat. One bad year could mean closing their doors. This would effect them and the donations they give. He knows growth is important but so is protecting the small businesses that are here. They are asking them to stand with the families in this town.

Matt Morgan states he is president of the La Vernia FFA club, they rely heavily on local businesses in this city. He asks that they continue support the local businesses here.

Don Rackler states everyone has a right to create a business and the government doesn't have the right to pick and choose.

#### A.5 Close Public Hearing

The Public Hearing was closed 8:15PM.

A.6 Discuss and consider action on Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

Motion made by Recker to follow the recommendation of the planning and zoning bord and not except the rezone, seconded by Oates to approve Ordinance No. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

Gilbert states council can not stop a business from coming in, this decision is only on the rezone.

Oates states the council tries to keep consistency. The C-2 would open up to a lot more businesses.

all in favor.

## 7. Discussion Only

### A. Discussion regarding murals

Whitney Yocham states she would like to have the high school students paint a mural on the carwash.

Xavi read a letter from code enforcement Brie Smith on the mural.

Mayor Poore states for Whitney to go the sign variance route and bring it back to council with the example they would like to paint.

### B. Discussion regarding the monthly meter replacement report (Dept of Public Works)

Public Works Director Josh De La Zerda spoke they have put in 668 meters and have 185 left. The goal is for them to have all the meters put in by next council meeting.

### C. Discussion regarding last year's water use survey

Public Works Director Josh De La Zerda spoke on last years water use survey.

### D. Discussion regarding the flood policy

Chief Keil spoke on the flood policy and showed council the draft. He states they are looking into grants to help fund it, the policy will be brought back to council in March for adoption.

## 8. Ordinances

### A. Discuss and consider action on Ordinance No. 021226-02 Fee Schedule amendment regarding engineering fees

Interim City Administrator Xavier Millan spoke on the Fee Schedule amendment. Due to the City now employing an in-house engineer, the engineering fees require updating.

Felicia Carvajal stated that the City will no longer charge a fee for event permits. However, event permits will still be required.

Motion made by Oates, seconded by Rabel to approve Ordinance No. 021226-02 Fee Schedule amendment regarding engineering fees, all in favor.

### B. Discuss and consider action on Ordinance No. 021226-03 regarding the Drought Contingency Plan

City Engineer Morgen Gore spoke, we have not renewed our plan since 2019. She has reviewed and made necessary edits.

Motion made by Oates, seconded by Recker to approve Ordinance No. 021226-03 regarding the Drought Contingency Plan, all in favor.

## 9. Resolutions

### A. Discuss and consider action on Resolution No. R021226-01 regarding TexPool amending authorized representatives

Interim City Administrator Xavier Millan spoke, this is to add Finance Administrator Jennifer Mair to the TexPool.

Motion made by Recker, seconded by Evans to approve Resolution No. R021226-01 regarding TexPool amending authorized representatives, all in favor.

- B. Discuss and consider action on Resolution No. R021226-02 regarding Operation Lone Star

Chief Keil spoke on the Operation Lone Star Grant.

Motion made by Oates, seconded by Rabel to approve Resolution No. R021226-02 regarding Operation Lone Star, all in favor.

- C. Discuss and consider action on Resolution No. R021226-03 regarding MOA Task Force Model

Chief Keil spoke on the MOA Task Force Model.

Motion made by Gilbert, seconded by Recker to approve Resolution No. R021226-03 regarding MOA Task Force Model, all in favor.

- D. Discuss and consider action on Resolution No. R021226-04 regarding MOU Between the Wilson County Veterans Services Office and the City of La Vernia / La Vernia Police Department

Chief Keil spoke on the MOU Between the Wilson County Veterans Services Office and the City of La Vernia / La Vernia Police Department.

Motion made by Recker, seconded by Rabel to approve Resolution No. R021226-04 regarding MOU Between the Wilson County Veterans Services Office and the City of La Vernia / La Vernia Police Department, all in favor.

- E. Discuss and consider action on Resolution No. R021226-05 regarding Groundwater Lease

Interim City Administrator Xavier Millan spoke on the Groundwater Lease.

Motion made by Oates, seconded by Evans to approve Resolution No. R021226-05 regarding Groundwater Lease, all in favor.

- F. Discuss and consider action on Resolution No. R021226-06 regarding Discharge Access & Pond Use Agreement

Interim City Administrator Xavier Millan spoke on the Discharge Access & Pond Use Agreement.

Motion made by Oates, seconded by Recker to approve Resolution No. R021226-06 regarding Discharge Access & Pond Use Agreement, all in favor.

- G. Discuss and consider action on Resolution No. R021226-07 regarding Guadalupe County Master Drainage Plan

Interim City Administrator Xavier Millan spoke on the Guadalupe County Master Drainage Plan, this is in support of them.

Motion made by Recker, seconded by Evans to approve Resolution No. R021226-07 regarding Guadalupe County Master Drainage Plan , all in favor.

## **10. Items Specific to Future Line Items on the Agenda**

-SUP

-Drainage project update

-Flood Plan

-Interlocal with LVISD

-Example of how the water bills are calculated

## 11. Adjourn

Motion made by Oates to adjourn at 9:27PM, seconded by Rabel, 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 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 permit 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 prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.*

The City Council went into Executive Session at 6:40PM for §551.071 Consultation with Attorney, and §551.072 Deliberations about Real Property.

The City Council came out of Executive Session at 7:13PM.

No public action was taken.

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 La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **February 06, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary