



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
October 07, 2025
6:30 PM

MINUTES

1. Call to Order

Chris Jacobs called the meeting to order at 6:30 PM.

Chris Jacobs, Wayne Robbins, and Kevin Hyland were present, Marlin Tanneberger, and Kyle Real were absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs lead the prayer and Pledge

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.)

There were no citizens to be heard

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 8/12/2025 Planning and Zoning meeting

Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Wayne Robbins. All in favor.

5. Public Hearing

A. Public hearing regarding AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING

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 a recommendation to the City Council regarding Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor presentation

There was no requester presentation as this was not being requested by anyone.

A.3 Staff presentation

There was no staff presentation.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @6:32PM

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING

Chris Jacobs: Concerns about what control the City will have over signage and traffic. How will this impact neighboring properties. Who determines the measurement for substantial increase? What limitations will be placed on signage? There is a lot of gray areas that need to be clarified. There is not enough information to move forward with a motion. The conflicting information between State and City regulations needs to be clarified. Also needing clarification are the effects on City zoning, increase of traffic, and how will the city manage the changes. The current ordinance is written as on large block of information and would have to be approved or denied as such. Per the verbiage, a permit is not required for None Impact Home Occupations, however farther down it reads that permits need to be renewed every 2 years.

Kevin Hyland: Clarification is needed on the signage and controls need to be put in place. Signs are currently not allowed in certain zoning, however it's redlined in the proposed document. Request for better wording and balance on the red lined areas; but a definition of substantial is needed.

Wayne Robbins: Currently on street parking is not allowed, but there are no limitations on what driveways can hold or on property parking.

Assistant City Administrator Xavier Millan states residents would continue following local ordinances. Substantial impact can be determined by citizen complaints. No impact home business is a gray area for the City of La Vernia.

Kevin Hyland made a motion to table the topic until the next meeting and more clarification, seconded by Chris Jacobs, all in favor.

6. Discussion & Action

A. Boondockers

Wayne Robbins offered to table or present, Chris Jacobs moved forward with discussion.

Chris Jacobs states to review the zoning, a specific permit could be utilized or a discussion to change the zoning regulations to allow Recreational Vehicles (RVs) in /

on Industrial Zoning. Suggestion of controlling those parking on the property to the same standard RV parks would.

Recommendation from, Chris Jacobs: Either submit the Specific Use Permit (SUP) or request a change to the Ordinance Permitted Use Chart to allow RV parking on Industrial zoning

7. Items Specific to Future Line Items on the Agenda

Possible Circle K at the corner of FM 775 and Woodbridge Drive.

8. Adjourn

Kevin Hyland motioned to adjourn the meeting at 7:00PM, seconded by Chris Jacobs. 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 Planning & Zoning Commission 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 Planning & Zoning Commission 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 3 days prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@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 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 **October 02, 2025 at 5:30 PM** and remained so posted continuously for at least 3 days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary