



City of La Vernia  
**PLANNING & ZONING COMMISSION MEETING**  
102 E. Chihuahua St., La Vernia, Texas 78121  
September 12, 2023  
6:30 PM

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## MINUTES

### 1. Call to Order

@ 6:30 pm

W Robbins, C Jacobs, and M Tanneberger present, J Witherell absent

### 2. Invocation, Pledge of Allegiance and Texas 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.)*

### 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. Approve the Meeting Minutes from the 08-08-23 Regular Meeting

C Jacobs made a motion to approve the consent agenda as listed, seconded by W Robbins, 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 **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** with regard to the request to Re-Plat: divide 1 Lot into 2 lots

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 approving the request from property owner **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** to Re-Plat: divide 1 Lot into 2 lots

A.1 Open Public Hearing  
@ 6:32 Pm

A.2 Requestor Presentation  
Marjorie Rusch, the property owner, presents

A.3 Staff Presentation  
Staff mentions that (2) 200-ft notices were returned to the staff, the results of which were discussed

A.4 Receive Public Comments  
None

A.5 Close Public Hearing  
@6:36

A.6 Discuss and consider action on approving the request from property owner **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** to Re-Plat: divide 1 Lot into 2 lots  
C Jacobs made a motion to approve the re-plat as listed, seconded by W Robbins, all in favor

**6. Discussion Only**

- A. Discuss the possibility of proposing changes in the La Vernia Code of Ordinances Ch 26 Signs regarding wall painted signs to the City Council  
The commissioners have asked the staff to do some additional research before bringing this item back, such as looking into regulations regarding religious murals, looking into requiring certain themes for murals, requiring murals to come forward with an SUP permit for board approval rather than staff approval and look into harsher regulations for maintenance and upkeep

**7. Discussion & Action**

- A. Discuss and consider appointing a Chairman and Vice Chairman of the Planning and Zoning Commission  
M Tenneberger made a motion to assign C Jacobs as the chairman and W Robbins as the Vice Chairman, seconded by C Jacobs, all in favor

**8. Items Specific to Future Line Items on the Agenda**

-wall painted signs

## 9. Adjourn

C Jacobs made a motion to adjourn the meeting at 7:06 pm, seconded by W Robbins, 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 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 prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email [Lboyd@lavernia-tx.gov](mailto: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 **September 7th, 2023 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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Lindsey Wheeler, City Secretary