



City of La Vernia
CITY COUNCIL MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
December 11, 2025

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:30PM

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

2. Invocation & Pledge of Allegiance

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

Gilbert arrived at 6:31PM

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.)

There were no citizens to be heard

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 11/13/2025 City Council Meeting
- B. Financials for the month of October

Motion made by Rabel, seconded by Gilbert to approve as listed, all in favor

5. Public Hearing

- A. The La Vernia City Council will host a public hearing to discuss and consider action on Ordinance No. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence 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. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District.

A.1 Open Public Hearing

The Public hearing was opened at 6:33PM.

Oates signed a Affidavit and announced his recusal from Agenda item 5A.

A.2 Requestor Presentation

There was no requester presentation.

A.3 Staff Presentation

Interim City Administrator Xavier Millan spoke and read aloud the two 200ft notices that were received, they were both opposed.

He also read an email from Council member Recker as she was not able to be here- it stated she was not in favor.

A letter received via mail was given to each Council member to read. The letter was opposed (this letter was not read aloud as it did not say who it was from).

A.4 Receive Public Comments

Justin Oates spoke as a citizen, stating that he is aware of the nearby residential properties, however directly behind them

is the bus barn, where buses start up and idle each morning, already creating noise. The property is currently budded up and located across from C2-zoned properties.

A.5 Close Public Hearing
The Public Hearing was closed 6:47PM.

A.6 Discuss and consider action on Ordinance No. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District.

Council discussed the current zoning of surrounding properties, as well as the future use chart and what C-2 allows.

Motion made by Gilbert, seconded by Evans to approve Ordinance No. 121125-01, a re-zone application for the property described as 100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District., all in favor with one abstain.

Oates then rejoined the meeting as a Councilmember.

B. Public Hearing to receive public comments regarding the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19.

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 the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19.

A.1 Open Public Hearing

The Public hearing was opened at 6:57PM.

A.2 Requestor Presentation

There was no requester presentation.

A.3 Staff Presentation

Interim City Administrator Xavier Millan spoke, he states the city engineer approved. This replat would give the triangle portion to the city for drainage as well as a 15ft easement.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed at 6:58PM.

A.6 Discuss and consider action on the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19.

Motion made by Oates, seconded by Rabel to approve the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA

VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19, all in favor.

6. Discussion/Action

A. American Tower proposal to amend the lease

Finance Administrator Jennifer Mair spoke, she states they are not able to approve the red light becan as it is not in their budget. They will not add one unless there is a tendent on the tower, and as of now there is not one. Motion still stands form the last council meeting when option 1 was approved.

7. Discussion Only

A. Monthly meter replacement report (Dept of Public Works)

Public Works Director Josh De La Zerda spoke, he stated they have 568 new meters installed, they are on track to completion.

He also stated they have started work on the new park restrooms, they should be done mid January.

8. Resolutions

A. Discuss and consider action on Resolution No. R121125-01 regarding a land dedication and impact fee agreement

Interim City Administrator Xavier Millan spoke on the agreement with NP Homes. Motion made by Gilbert, seconded by Rabel to approve Resolution No. R121125-01 regarding a land dedication and impact fee agreement , all in favor.

B. Discuss and consider action on Resolution No. R121125-02 amending the city of La Vernia Texas procurement policy

Interim City Administrator Xavier Millan spoke, he states the new senate bill raised the limit when going out for bid from \$50,000 to \$100,000.

Motion made by Oates, seconded by Gilbert to approve Resolution No. R121125-02 amending the city of La Vernia Texas procurement policy , all in favor.

9. Items Specific to Future Line Items on the Agenda

-Amending our sign Ordinance for non profits and Churches.

10. Adjourn

Motion made by Oates to adjourn at 7:18PM, 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 3 business days prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrows@lavernia-tx.com.

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 **December 05, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary