



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
February 10, 2026
6:30 PM

MINUTES

1. Call to Order

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

Chris Jacobs, Kyle Real, and Marlin Tanneberger were present. Wayne Robbins and Kevin Hyland 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 12/09/2025 Planning and Zoning meeting

Kyle Real made a motion to accept the consent agenda as listed, seconded by Marlin Tanneberger. All in favor.

5. Public Hearing

- A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council 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 a recommendation to the City Council 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 @ 6:36PM

A.2 Requestor Presentation

Michael Garrott and Tyler Meals were present. Michael represented On The Grind and presented images of the proposed buildings and architectural designs. He also discussed stacking requirements and shared that the drive-thru will be designed with two lanes and runners to keep traffic moving efficiently. He confirmed there will be no vehicle stacking in the street. He explained this would bring jobs to the community, they plan to hire 8-14 part-time employees.

Chris Jacobs asked about floodplain concerns. They responded that within two years, the property is expected to be completely removed from the floodplain. The retention pond was discussed. Tyler stated that a retention pond is not needed because the property includes a natural drainage area where water flows, functioning as a control structure.

Michael mentioned that the remaining portion of the land will remain vacant initially, with the potential for future development, possibly an additional retail building. This is why they are interested in C2.

A.3 Staff Presentation

Interim City Administrator Xavier Millan stated this business represents the best use for the property and that staff recommends approval.

A.4 Receive Public Comments
There were no public comments.

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

A.6 Discuss and consider a recommendation to the City Council 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.

The board agrees to keep using the future land use map as reference for making decisions. Chris Jacobs has concerns that if it is C2 that will give the property a lot of leniency for future development. Kyle Real suggested that On the Grind should complete an SUP. Chris Jacobs made a motion to not recommend to Council, seconded by Kyle Real, all in favor.

6. Items Specific to Future Line Items on the Agenda

No future items discussed.

7. Adjourn

Chris Jacobs motioned to adjourn the meeting at 6:57PM, 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 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 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.

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 **February 05, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary