



City of La Vernia
CITY COUNCIL MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
November 13, 2025

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:30 PM

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

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.)

Guy Morgan states he is here to speak for him self and on behalf of his neighbors that can not be here tonight about the rezone. He has many concerns with the rezone, he states if you put the proposed apartments there it would make a big impact on lighting (Mayor Poore did let him know we have a light ordinance), as well as traffic. He states the road can not handle the traffic and the apartments are in the flood zone.

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 10/09/2025 City Council Meeting
- B. Minutes from the 11/05/2025 City Council Workshop
- C. Financials for the month of September

Motion made by Recker, seconded by Evans 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. 111325-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence 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. 111325-01, a re-zone
application for the property described
as **376 DRY HOLLOW RD LA VERNIA,
TX 78121 CITY OF LA VERNIA, LOT
163A, ACRES 4.34**, requesting to change
from the current zoning R-A Residential
Agriculture to R-2 General Residence
District.

A.1 Open Public Hearing

The Public hearing was opened at 6:38PM

A.2 Requestor Presentation

Michael Gobart was present, he explained
he wants to create affordable housing for
the city as well for the individuals who
work here. This would be a 3 building
complex with 40 units.

A.3 Staff Presentation

Interim City Administrator Xavier Millan
states the main concern Planning and
Zoning had was with the road as well as
traffic. He received input from the city
engineer she stated drainage will need to
be done.

Recker states she knows how bad it can
flood in the area as well as the traffic can
be bad especially in the fall time, there is
also a lot of young children in the area.

City Secretary Madison Farrow states she
received two 200ft notices back. One was
in favor as the second one was opposed.

A.4 Receive Public Comments

A neighbor of the property states she is concerned with the water and sewer for the area. There will be a lot of pavement and the area is prone to flooding, as when it rains it backs up to their homes. She is against the apartments, and worries about the noise it may bring.

A neighbor of the property states her and four other family members live in the area. If you put a complex there it will tank the value of their homes. They are also concerned with break ins.

A.5 Close Public Hearing

The Public Hearing was closed at 7:00PM

A.6 Discuss and consider action on Ordinance No. 111325-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence District.

Motion made by Recker, seconded by Evans to accept Planning and Zoning's recommendation to not accept Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING, all in favor

B. Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

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 (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

A.1 Open Public Hearing

The Public hearing was opened at 7:01PM

A.2 Requestor Presentation

Mason with Intrepid was present, he explained the subdivision will have 126 residential lots with 1 commercial lot. This complies with the PDD.

A.3 Staff Presentation

Interim City Administrator Xavier Millan states city engineer gave the final approval, as well as the updated impact fees will apply.

A.4 Receive Public Comments

There were no public comments

A.5 Close Public Hearing

The public hearing was closed at 7:06PM.

A.6 Discuss and consider action on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and

establishing the plat of The Heights At La Vernia Subdivision, a proposed development

Motion made by Oates, seconded by Recker to approve the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development, all in favor.

6. Discussion/Action

- A. Discuss and consider action regarding the park restroom renovation estimates
Public works director Josh De La Zerda spoke on the Kincaids \$76,200 estimate for the park restroom renovation. The restrooms will be out of commission for 2 months, during this time we will put out porta potties.
Motion made by Oates, seconded by Evans to approve the Kincaid's \$76,200 estimate for the park restroom renovation and to spend the remaining of the \$105,000 budget on the porta potties, all in favor.

7. Discussion Only

- A. Monthly meter replacement report (Dept of Public Works)
Public works director Josh De La Zerda presented on the monthly meter replacement report. He states 557 meters have been replaced, they just received the meters that were needed to replace some of the current broken meters, they will start installing them. Council wants them to be sure after the replacement is complete to verify everything is transferring over correctly.

8. Resolutions

- A. Discuss and consider action on Resolution No. R111325-01 regarding renewing the animal control contract with Wilson County No Kill Animal Shelter
Brandy from the WCNKAS was present, she states they take the animals they receive to get fixed. Chief Keil states we have a great relationship with them and have come up with a plan.
Motion made by Recker, seconded by Evans to approve Resolution No. R111325-01 regarding renewing the animal control contract with Wilson County No Kill Animal Shelter for \$10,000 , all in favor.
- B. Discuss and consider action on Resolution No. R111325-02 regarding approving a Chief of Police employment agreement
Motion made by Oates, seconded by Recker to approve Resolution No. R111325-02 regarding approving a Chief of Police employment agreement, all in favor.
- C. Discuss and Consider action on Resolution No R111325-03 a nomination to the Wilson County Appraisal District Board of Directors

Motion made by Recker, seconded by Evans to approve Resolution No. R111325-03 a nomination to the Wilson County Appraisal District Board of Directors (Anna Verdel), all in favor.

- D. Discuss and consider action on Resolution No. R111325-04 regarding the water service agreement between the City of La Vernia and SS water
No action taken, Mayor Poore states we will table item
- E. Discuss and consider action on Resolution No. R111325-05 regarding a land dedication and impact fee agreement
No action taken, Mayor Poore states we will table item
- F. Discuss and consider action on Resolution No. R111325-06 regarding extending the agreement with Wells Fargo for banking services
Motion made by Recker, seconded by Oates to approve Resolution No. R111325-06 regarding extending the agreement with Wells Fargo for banking services, all in favor.

9. Items Specific to Future Line Items on the Agenda

-Public hearing for rezone request

10. Adjourn

Motion made by Oates to adjourn at 7:37PM, seconded by Recker, 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.

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 **November 07, 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