



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
July 18, 2023
6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:31 pm

Comissioners Tanneberger, Witherell, and Robbins were present, Comissioner Jacobs was absent

2. Invocation, Pledge of Allegiance and Texas Pledge

Commissioner Tanneberger led the invocation 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 on 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.)

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 Councilmember requests an item be removed and considered separately.)

A. Meeting minutes from 06-08-23 Joint City Council and Planning and Zoning Meeting

B. Meeting minutes from 04-18-23 Planning and Zoning Meeting

Commissioner Witherell made a motion to approve the consent agenda as posted, seconded by Commissioner Robbins, all in favor

5. Public Hearing

A. Public hearing regarding the request of the City of La Vernia on the proposed amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) relating to impact fees.

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 City Council on Ordinance No. 072023-02 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

The public hearing was opened at 6:34 pm

Clarence Littlefield of Southwest Engineers spoke regarding the proposed Impact Fees

There was no staff presentation

There were no public comments

The public hearing closed at 7:00 Pm

Commissioner Witherell made a motion to approve a positive recommendation to the City Council regarding the impact fees as proposed, seconded by Commissioner Robbins, all in favor

- B. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of land owners SANDERS, DAVID & MARGARET
Property: Current Legal Description: 243 WISEMAN LANE LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 303 (PT) & 303A, ACRES 10.84 proposed to be a mixed-use planned development
Request: to create a Planned Development which would be zoned as PD (Currently Residential Agricultural Zoning, R-A)

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. 072023-01 the re-zone/ PDD of the location specifically known as 243 WISEMAN LANE LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 303 (PT) & 303A, ACRES 10.84

The Public hearing was opened at 7:01 Pm

There was no requestor presentation

The staff spoke and recommended that the commissioners table this motion until a future meeting being that the requestors asked the staff for more time to work on the proposed Planned Development document

There were no public comments

The public hearing closed at 7:02 pm

Commissioner Witherell made a motion to table the recommendation regarding this planned development to a future meeting, seconded by Commissioner Robbins, all in favor

6. Discussion & Action

7. Items Specific to Future Line Items on the Agenda

We have a Re-zone request to be considered on next months agenda

8. Adjourn

Commissioner Witherell made a motion to adjourn the meeting at 7:04 pm, seconded by commissioner Robbins, all in favor

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order to 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 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.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body if 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 **Month DD, 20YY at H:MM PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary