



City of La Vernia  
**CITY COUNCIL AND PLANNING AND ZONING  
JOINT WORKSHOP NOTICE OF POSSIBLE  
QUORUM**

102 E. Chihuahua St., La Vernia, Texas 78121

April 23, 2024

6:00 PM

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## **AGENDA**

**1. Call to Order**

**2. 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.)*

**3. Discussion Only**

- A.** Discuss the possibility of A re-vamp to the permitted use chart- and updates from the last workshop
- B.** Discussion surrounding the status of our existing Comprehensive plan, and potential new objectives/ goals to add to an upcoming comprehensive plan update
- C.** Discussion surrounding murals

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

- A.** Discuss possible times for an additional meeting on these topics if needed

**5. Adjourn**

- A. This meeting will adjourn no later than 8:00 pm**

### **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 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 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 **April 18, 2024 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

**Sec. 38-302. Permitted use charts.**

(a) *Key to tables.* The following shall be the key to the tables in subsections (b) through (h) of this section:

Legend

Symbol	Definition
P	Use is permitted in the district indicated
S	Use is permitted in the district indicated upon approval of a specific use permit
(none)	Use is prohibited in the district indicated

(b) *Accessory and incidental uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	P	P	P	Accessory Building to Main Use		P	P	P	P		
P	P	P	P	Carport		P	P	P	P		
S	S	S	S	Home Occupation		S	S			S	
P	P	P	P	Field/Sales Office		P	P	P	P	P	P

(c) *Residential uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	S	P		Bed and Breakfast		P	P			S	
		S		Bed and Breakfast with Event Facilities		S	S	S		S	
		P		Boarding/Rooming House		S					
		S	S	Cabin or Cottage (Rental)							
		P		Condominiums/Townhouses		P	P			S	
		P		Continuing Care Facility		P	S				P
P	P	P		Guest Home		S	S			S	
			P	Manufactured Home HUD Code							
			P	Manufactured Home Park							
			P	Manufactured Home Subdivision							
				Motel/Motor Hotel/ Motor Lodge/Hotel		S		P			
		P		Multi-family Residence/Dwelling		P	S				
		S	P	Recreational Vehicle/Motor Vehicle Park		S		S			
		P		Townhouse/ Rowhouse		P					

				Residential Use in Buildings with Non-Residential Uses Permitted in the District	P	P	P	S	S	P	P
		P		Retirement Housing/Assisted Living		P	P				P
P	P	P	P	Servant's, caretakers or Guard Residence		P	P	P	P	P	
P	P	P		Single Family Dwelling Attached		P	P			P	
P	P	P		Single Family Dwelling Detached		P	P			P	
P	P	P	P	Single Family Modular Home		P	P			P	
		P		Duplex/Two Family		P	S				

(d) *Educational, institutional and special uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
S	S	S		Adult Daycare Facility		P	P				P
P	P	P	P	Agricultural Related Uses (Farm, Ranch, Orchard, Livestock)***		P	P	P	P		P
S				Animal Shelter				P	P		P
				Archery Range, Indoor		P	P	P	P		
S				Archery Range, Outdoor		S	S	P	P		S
				Armed Services Recruiting Center	P	P	P	P	P		
				Places of Assembly		S	S	S	S	S	P
S				Athletic Fields		S	S	P			P
				Barber/Beauty College (barber or cosmetology school or college)		P		P	P		P
S	S	S	S	Cemetery/ Mausoleum		S	P	P	P		P
S	S	S	S	Childcare Center		P	P	S	S		P
				Civic Center		S	P	P	P		P
				College/University		P	P	P	P		P
P	P	P	P	Community Building (associated with residential uses)		S					
P	P	P	P	Community Home	P	P	P	P	P	P	P
				Community Center		P	P	P	S		P
S	S	S	S	Country Club, Private			P	P			P
				Dance Hall/Dancing Facility		P	S	P	P		
P				Day Camp		P		P			P
		S	S	Daycare		P	P	P	S	P	P

S				Exhibition Area/Fairgrounds		S	S	P	P		P
P	P	P	P	Family Home Adult Care		P					
P	P	P	P	Family Home Child Care		P					
S				Farmers Market		S	P	P		S	P
S	S	S		Fire Station or Public Building		P	P	P	P	P	P
				Fraternal Organization		S	S	P	P		P
S				Golf Course/Driving Range		S	S	P	P		P
P	P	P	P	Government/Institutional Building		P	P	P	P	P	P
S				Greenhouse/Plant Nursery(no retail sales on site)		S	S	P	P		
S				Gun/Shooting Range (indoor)		S	S	P	P		
				Health Club/ Gymnasium		P	P	P	P		P
		P		Hospice		P	P				P
P	P	P	P	Hospital		P	P	P	P		P
P	P	P	P	Hospital, rehabilitation		P	P	P	P		P
S				Kennel/Stable/Animal Boarding/Housing		S	S	P	P		
				Laboratory, Medical/Dental, Scientific or Research		S	S	P	P		P
		S		Library		P	P	P			P
				Museum/Art Gallery	S	P	P	P	S		P
				Nursery School/ Kindergarten		P	P	P	S		P
P	P	P	P	Park/Playground, Private		P	P	P	P	P	
	P	P	P	Park/Playground, Public		P	P	P	P	P	P
		P		Respite Care Facility		P	P			P	P
		S		Rest Home/Nursing Home		S		P			P
S				Rodeo Arena and Grounds			S	P	P		P
				School, Trade/ Commercial		S	S	P	P		P
S	S	S	S	School; Primary/Secondary		P	S	P	P		P
S	S	S	S	Stadium/Play Field, Public		S	S	P	P		P
				Swimming Pool Commercial		P		P	P		P
P	P	P	P	Swimming Pool Private or HOA	P	P					
P	P	P	P	Swimming Pool Public		P		P	P	P	P

(e) *Transportation, utility and communications.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Airport/Landing Field				S	P		P
				Aircraft Support and Related Services				P	P		P
				Ambulance Service (private)		P	P	P	P		

				Communication Equipment (installation and/or repair)				P	P		
S				Compressor Stations, Related to Gas Well Drilling				S	S		S
				Electrical Generating Plant					P		P
S	S	S	S	Electrical Substation		S	S	P	P		P
S	S	S	S	Franchised Utility (Public or Private)		S	S	P	P		P
S				Gas Metering Station				P	P		P
				Heliport or Helistop				P	P		P
				Landfill					S		
		P	P	Recycling Bins		P	P	P	P		P
				Recycling Facility (Sorting & Storage)					P		
S				Service Yard of Government Agency		S	S	P	P		P
S	S	S	S	Sewage Pumping Station		S		P	P		P
S				Sewage Treatment Plant				S	P		P
S				Shops/Office/ Storage Area of Public/Private Utility		P	P	P	P		P
S	S	S	S	Solar Energy System	S	S	S	S	S	S	S
S	S	S	S	Telephone Exchange Station		S	S	P	P		P
P	P	P	P	Water Pumping Station/Well/ Storage		P		P	P		P
S				Water Treatment Plant			S	S	P		P
S	S	S	S	Wind Energy System	P	S		P	P	P	P

(f) *Automobile and related service uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Auto Defensive Driving Classes		P	P	P	P		
				Auto Driving School (including defensive driving)		P	P	P	P		
				Auto Glass Repair/Tinting		P		P	P		
				Auto Interior Shop/Upholstery		S		P	P		
				Auto Leasing/Rental		P	P	P	P		
				Auto Paint & Body Shop				P	P		P
				Auto Muffler Shop				P	P		
				Auto Parts Sales		P	S	P	P		
				Auto Repair/Service Station		S	S	P	P		P
				Auto Sales (New and Used)		S	S	P	P		

				Auto Wrecking Yard/ Salvage Yard				S	P			
				Battery Charging Station		P	P	P	P			P
				Bus Barns or Lots				P	P			P
				Bus Passenger Stations		P	P	P	P			P
				Car Wash (self-service; automated)		S		P	P			P
				Car Wash (full-service detail shop)		S		P	P			
				Filling Station (fuel tanks must be underground)		S		P	P			P
				Heavy Machinery Sales & Service				S	P			
				Motorcycle/ATV Sales & Service		S		P	P			
				Parking Lot/Parking Garage		S	S	P	P			P
				Quick Oil Change Facility		S	S	P	P			
				Tire Dealer				P	P			
				Trailer Sales/Rental				P	P			
				Truck and Bus Repair and Leasing				P	P			
				Truck and/or Equipment Storage Yard/Lot				S	P			P
				Truck Sales				S	P			
				Truck Stop with Fuel and Accessory Services				P	P			
				Truck/Motor Freight Terminal				S	P			
				Vehicle Storage Facility				P	P			

(g) Office, retail, commercial and service type uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Amusement, Commercial		S	P	P	P		
				Amusement, Outdoor/ Amphitheater		S		P	P		S
				Animal Grooming Shop		P	P	P			
				Answering and Message Services	P	P	P	P	P		
				Antique Shop		P	P	P	S		
				Appliance Sales, Service & Repair (No outdoor storage)		P	P	P	P		
		P		Arcade		P	P	P	P	P	P
				Arts & Crafts/Handcraft Store		P	P	P	P	P	
				Auction (Not to Include Auto/Truck/ Trailer)			S	P	P		

			Bakery & Confectionery, Retail Sales		P	P	P	P		
			Bank/Savings & Loan/Credit Union (without drive-thru)		P	P	P	P	P	P
			Bank/Savings and Loan/Credit Union (with drive-thru)		S	S	P	P		P
			Beauty/Barber Shop	P	P	P	P	P		
			Bicycle Sales and/or Repair		P	P	P			
			Billiard or Pool Facility		P	P	P			
			Bingo Facility		P	P	P	P		P
S			Blacksmith or Wagon Shop				P	P		P
			Boat Sales & Storage				P	P		
			Book Store		P	P	P			
			Brewpub (microbrewery)		P	P	P	P		
			Building Materials		S	S	P	P		
			Carpet Cleaning Establishment		P	P	P	P		
			Caterer		P	P	P	P	P	
			Check Cashing Service		P	P	P	P		
			Clinic Dental	P	P	P	P	P		
			Clinic Emergency/Urgent Care	S	S	S	P	P		
			Clinic Medical	P	P	P	P	P		
			Coffee Shop (without drive-thru)		P	P	P	P	P	
			Coffee Shop (with drive-thru)		S	S	P	P	P	
			Computer and Electronic Sales		P	P	P	P	P	
			Computer Repair		P	P	P	P	P	
			Confectionery Store (retail)		P	P	P	P	P	
			Convenience Store		S	S	P	P	S	
			Convenience Store With Gas Sales		S	S	P	P		
			Convenience Store with Drive Thru		S	S	P	P		
			Credit Agency		P	P	P	P		
			Dry Cleaning/Laundry, Pick-Up & Drop-Off Only		P	P	P	P		
			Dry Cleaning/Laundry, with drive-thru		S	S	P	P		
			Drug Store/Pharmacy		P	P	P	P		
			Drug Store/Pharmacy with Drive Thru		S	S	P	P		
			Exterminator Service		P	P	P	P		
S			Feed & Farm Supply		P	P	P	P		
S			Flea Market		S	S	P	P		
			Florist		P	P	P	P		
			Food/Grocery Store		P	P	P	S		
			Furniture Sales (Indoor)		P	P	P	P	P	



S				Game Processing				P	P		
				Game Room				P	P		
				Garden Center, Retail Sales Indoor		P	P	P	P		
				Garden Center/ Plant Nursery, Retail Sales- storage Outdoor		S	S	P	P		
				General Merchandise Store		P	P	P	P		
				Gymnastic/Dance Studio		P	P	P	P		
				Handcraft Shop		P	P	P	P	P	
				Health Club (physical fitness; indoors only)		P	P	P	P		P
P	P	P	P	Ice Cream Truck	P	P	P	P	P	P	P
				Kiosk Exterior (providing a retail service)		P	P	P	P		
				Kiosk Interior		P	P	P	P	P	
S				Live Animal Slaughter House					P		
		S		Laundromat/Washateria (self-service)		P	P	P	P		
				Laundromat/Washateria Incidental to Multi-family Housing							
				Limousine/Taxi Service		S	S	P	P		
				Locksmith		P	P	P	P		
				Lumberyard/Building Materials (outside storage yard)		S		P	P		
S				Lumberyard/Building Materials (no outside yard)		P	P	P	P		
				Mail Services/Copy Center		P	P	P	P		
				Maintenance/Janitorial Service		S	S	P	P		P
				Maintenance/Janitorial Service (retail sales only)		P	P	P	P		
				Manufactured Home Sales				P	P		
				Martial Arts School		P	P	P	P		
				Medical Supplies/Sales/Service		P	P	P	P	P	
				Metal Dealer, crafted precious		P	P	P	P	P	
				Massage Establishment	P	P	P	P	P	P	
				Metal Dealer - Crafted Precious		P	P	P	P	P	
P				Mobile Food Vendor	P	P	P	P	P	P	P
				Monument, Gravestone, Granite or Marble Retail Sales (not fabrication)		P	S	P	P		
				Mortuary/Funeral Home		S	P	P	P		
				Newspaper Printing			S	P	P		
				Offices, Brokerage Services	P	P	P	P	P	P	
				Offices, Computer Programming and Data Processing		P	P	P	P	P	

			Offices, Consulting	P	P	P	P	P	P	
			Offices, Engineering, Architecture, Surveying or Similar	P	P	P	P	P	P	
			Offices, Health Services	P	P	P	P	P	P	P
			Offices, Insurance Agency	P	P	P	P	P	P	P
			Offices, Private Law Offices	P	P	P	P	P	P	P
			Offices, Legal Services Including Court Reporting		P	P	P	P	P	P
			Offices, Medical	P	P	P	P	P	P	P
			Offices, Real Estate	P	P	P	P	P	P	P
			Offices, Security/Commodity Brokers, Dealers, Exchanges, and Financial Services	P	P	P	P	P	P	
			Outside Storage (primary use)					P		
			Pet Shop/Supplies		P	P	P	P		
			Photographic Printing/Duplicating/Copying Shop or Print Shop		P	P	P	P	P	P
			Plant Nursery (retail sales/outdoor storage)		P	P	P	P	P	
			Professional Office(s)	P	P	P	P	P	P	
			Pawnshop					P		
			Personal Services	P	P	P	P	P	P	
			Pet Shop		P	P	P	P		
			Pharmacy		P	P	P	P		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (No outdoor storage)		P	P	P	P		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (outdoor storage)				P	P		
			Portable Building Sales		S	S	P	P		
			Print Shop		P	P	P	P		P
			Refreshment Stand		P	P	P	P		P
			Rental Store (no outside storage)		P	P	P	P		
			Restaurant/Cafeteria, Dine-In Service Only		P	P	P	P	P	P
			Restaurant/Cafeteria, with Drive-In or Drive Through Service		S	P	P	P		
			Retail Shops/Stores		P	P	P	P	P	
			Retail Shops/Stores (drive through service)		S	S	P	S P		

				Sand and Gravel Sales (storage and sales)					P		
				Secondhand Store, Furniture/Clothing		P	P	P	P		
				Security Monitoring Company (no outside storage or installation)		P	P	P	P		
				Security Systems Installation		P	P	P	P		
				Sexually Oriented Businesses					S		
				Shoe Repair Shop		P	P	P	P	P	
				Shopping Center		P	P	P	P		
				Smoke/ Vape/ CBD Shop		S	S	S	S		
				Smoke Lounge		S	S	S	S		
				Studio, Artist/ Photographer	P	P	P	P	P	P	
				Studio Musician	S	P	P	P	P	S	
				Studio, Radio/ Television		S P	P S	P	P		P
				Tailor Shop (see home occupation)	P	P	P	P	P	P	
S				Taxidermist			S	P	P		
				Tattoo or Body Piercing Studio	P	P	P	P	P	P	
				Telemarketing Agency		P	P	P	P		
				Theater Motion Picture (indoor)		P	P	P	S		
S				Theater Motion Picture (drive-in)				P	P		
				Tool Rental Facility		S	P	P	P		
				Travel Agency	P	P	P	P	P	P	
				Veterinarian Clinic, No Outside Pens		P	P	P	P		
				Veterinarian Clinic, Large Animal with Outside Pens		S	S	P	P		
				Movie and Music Rental/Sales		P	P	P	P	P	
		P		Movie Kiosk	P	P	P	P	P	P	

(h) *Manufacturing, storage and warehousing uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Bakery Commercial Production				P	P		
				Biomedical Facility				P	P		P
				Blooming or Rolling Mills					P		
				Book Binding Facility				P	P		
				Bottling or distribution plant (milk)					P		
				Bottling plant					P		

				Breweries/Distilleries and Manufacture of Alcohol and Alcoholic Beverages		S	S	P	P		
				Carpentry, cabinet, or pattern shop				P	P		
				Chemical Laboratories (e.g. ammonia, bleaching powder)					P		
				Chemical Laboratories (not producing noxious fumes or odors)				P	S	P	
				Cold Storage Plant				P	P		
				Concrete or asphalt Mixing Plants (permanent)					P		
				Concrete or asphalt Mixing Plants (temporary)					P		
				Contractor's Office/Sales With Outside Storage Including Vehicles				P	P		
P	P	P	P	Contractor's Temporary On-site Construction Office		P	P	P	P		P
				Dry Cleaning Plant/Facility				P	P		
				Electronic Assembly/High Tech Manufacturing				P	P		
				Electroplating Works				S	P		
				Enameling Works					P		
				Flour Mills, Feed Mills, and Grain Processing					P		
				Freight Terminal (when any storage of freight is wholly outside an enclosed building)					P		
				Freight Terminal (all storage of freight in an enclosed building)				P	P		
				Frozen Food Storage for Individual or Family Use				P	P		
				Furniture Manufacture				P	P		
				Galvanizing Works				S	P		
				Game Processing				P	P		
				Grain Elevator					P		
S				Greenhouse Commercial (No Retail Sales)				P	P		
				Heavy Industrial/Manufacturing					P		
				Industrial Laundry				P	P		

				Industrial Park					P		
				Junkyard/Salvage Yard					P		
				Light Industrial/Manufacturing				S	P		
				Machine Shop				P	P		
				Meat or Fish Packing/Storage Plant					P		
				Metal Fabrication Shop				P	P		
S				Mill; Grain/Flour/ Food Products		S	S	P	P		
				Mines & Quarries					P		
				Monument, gravestone, or marble works (manufacture)				P	P		
				Moving or Storage Company				P	P		
				Newspaper Printing				P	P		
				Pipe Sales & Supply				P	P		
				Plastic Products Molding/Reshaping				P	P		
				Poultry Processing or Dressing for Commercial Purposes					P		
				Scrap Metal Sales & Storage				S	P		
				Self Storage; Mini-warehouse (no outside storage of boats, RVs, and trailers)		S		P	P		
				Self Storage; Mini-warehouse (with outside boat, RV and trailer storage)				P	P		
				Steel Fabrication				S	S	P	
				Storage/Wholesale Warehouse				S	S	P	
				Tire Recapping or Retreading					P		
				Transfer Station (refuse/pick-up)					P		P
				Welding Shop				P	P		P
				Wholesale Offices and Sample Rooms				P	P		
				Wrecking/Junk/ Salvage Yard					P		

(Ord. No. 120910-01, § 1(ch. 4, § 2), 12-9-2010; Ord. No. 013014-01, § 1(Exh. A), 1-30-2014; Ord. No. 091219-04, § 1(Exh. A), 9-12-2019)

**Appendix B**

**Comprehensive List of Recommended Goals**

<b>Goals and Objectives</b>	<b>Need</b>
<b>Land Use</b>	
Update land use maps as necessary to reflect growth and new development <i>We are looking into grant funding to produce a land use plan and new land use maps separate from our comprehensive plan. But even if we do not get funds, we really need updated land use maps.</i>	Recommended
<b>Development Guidelines Updates</b>	
Create zoning categories for multi-family development. <i>Currently looking into this and will provide to PZ and City Council on the May meetings</i>	Recommended
Create zoning categories for mixed-use development	Recommended
Evaluate and update City ordinance code as it pertains to development	Recommended
Adopt Low-Impact-Development standards	Recommended
<b>Public and City Owned Property</b>	
Add parking for Heritage Museum	Desirable
Manage and maintain the City Park ball fields <i>This was completed last year, to include hiring a Park Person to assist.</i>	Necessary
Utilize or sell vacant property	Recommended
Acquire land for future City offices and facilities	Necessary
<b>Parks and Recreation</b>	
Develop a new park at the end of Forrest Road <i>City Council has no desire to complete at this time, due to increased traffic in residential area. However, we still have citizen interest in this.</i>	Desirable
Develop a new park along U.S. Highway 87 <i>Staff is in preliminary discussions about this project.</i>	Desirable
Continue development of nature park / trail <i>City Council has no desire to complete at this time.</i>	Desirable
<b>Infrastructure</b>	
Adopt a Master Thoroughfare Plan <i>This needs to be redone, outdated never approved and don't work with engineer anymore.</i>	Necessary
Implement bike lanes and sidewalks into typical sections	Necessary
Develop Safe Routes to School 2021 <i>We did not pursue this effort, but the sidewalk project mentioned below creates access to all of the public school systems.</i>	Mandatory
Construct sidewalks around City Park <i>City received a grant from TxDot for sidewalk project, due to start Spring 2024.</i>	Desirable
Develop Storm Drainage Facilities	Necessary
Update stormwater design criteria to include Atlas 14 data	Necessary
Seek opportunities to develop regional detention ponds. <i>Some of these have been addressed in new Drainage Plan</i>	Recommended
Incorporate Low Impact Development standards for new developments	Desirable
Ensure adequate funding for water and wastewater infrastructure projects	Necessary
<b>Housing</b>	
Promote the development of a senior retirement village or living facility in the city. <i>There has been some discussion with developers on this but nothing that has come to fruition.</i>	Necessary
Continue code enforcement to ensure homes provide adequate shelter	Mandatory
<b>Community Development</b>	
Create an Animal Control Facility with trained staff. <i>City Council approved an agreement with the Wilson County No Kill Shelter.</i>	Necessary
Establish a community library.	Necessary

<i>Wilson County has opened a branch in La Vernia, Jane Yelvington McCallum Public Library</i>	
Establish a farmer's market. <i>La Vernia works with Wayne Robins that puts on Market Days in the City Park monthly. It's not solely a farmers' market but he does have some farmer vendors.</i>	Recommended
Encourage residential property maintenance. <i>New Code Enforcement employee has been working on doing this more consistent.</i>	Desirable
Expand access to higher education / workforce training <i>On our radar for this upcoming year.</i>	Desirable



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October 27, 2023

Lindsey Boyd-Wheeler  
 City Secretary  
 City of La Vernia  
 102 E. Chihuahua  
 La Vernia, Texas 78121

**Re: Preliminary Estimate for Comprehensive Plan and Zoning Ordinance**

Dear City Secretary Boyd-Wheeler,

The following preliminary estimate has been prepared for the City of La Vernia for a Comprehensive Plan and Zoning Ordinance consistent with the Texas General Land Office’s Resilient Communities Program grant requirements. This estimate should be used for budgeting purposes.

The Resilient Communities Program provides Comprehensive Planning as an eligible activity/grant category. These plans take the community goals and aspirations and formalize them into actionable policies that determine what can be built within a certain jurisdiction and where. Comprehensive Plans themselves serve as guiding documents that provide the framework by which regulatory structures are created. In addition to creating and adopting a Comprehensive Plan, a Zoning Ordinance codifying the plan must be created and adopted to qualify for grant funding.

The following chart identifies a preliminary scope of work and contents of the Comprehensive Plan and Zoning Ordinance. Additional conversations with City Staff are required to refine the scope and contents to meet the community’s needs:

Description	Estimate
<b>Comprehensive Plan</b>	<b>\$185,000</b>
Background Research	
Comprehensive Plan Draft – including the following minimum elements:	
Preface	
Community Definition Statement	
Community Goals and Objectives	
Assessment of current and prior plans	
Population Study	
Housing Study	
Current Land Use Study	
Future Land Use Section and Map	



Transportation Plan Section and Map	
Infrastructure Study/Capital Improvement Plan Section with Map	
Community Facilities Plan Section	
Hazard Mitigation Section	
Implementation Plan Section	
Technical Exhibit Appendices	
<b>Optional Add-on Sections:</b>	<b>\$3,000 to \$7,000 per additional section, dependent upon community needs</b>
Economic Development Section	
Parks and Recreation Section	
Urban Design Elements Section	
Historic Preservation Section	
Downtown Redevelopment Section	
<b>Data Collection and Community Engagement Meetings:</b>	
7 meetings with City Staff or Steering Committee to collect and review information	
4 public engagement meetings/events	
1 workshop with Planning & Zoning Commission and/or City Council	
1 Public open house to present the final draft to the Public	
1 Planning and Zoning Commission adoption meeting	
1 City Council adoption meeting	
<b>Zoning Ordinance</b>	<b>\$115,000</b>
Background Research	
Zoning Ordinance Draft – including the following minimum elements:	
Definitions	
Land Use (Use Chart)	
Zoning Districts and regulations	
Zoning procedures and administration	
Nonconforming uses, structures, and lots	
Zoning Board of Adjustment	
Penalties and enforcement	
<b>Data Collection and Community Engagement Meetings:</b>	
5 meetings with City Staff or Steering Committee to collect and review information	
2 public engagement meetings/events	
1 workshop with Planning & Zoning Commission and/or City Council	

1 Public open house to present the final draft to the Public	
1 Planning and Zoning Commission adoption meeting	
1 City Council adoption meeting	

**Description of the Comprehensive Plan Elements**

The following minimum elements will be included:

**Preface** - The preface includes an executive summary and a section on how to use this plan for community planning, decision making, and resource allocation.

**Community Definition Statement** – This section answers the question of “Who are we?” as a community and provides the foundations to what makes the community unique.

**Community Goals and Objectives** - This section contains descriptive goals and objectives based on community input, with a hierarchical grouping or ordering to allow for comparison of different concepts.

**Assessment of current and prior plans** – This section will list and summarize current community development plans, both local and regional, which have been evaluated and used to inform the Comprehensive Plan. Examples of community development plans include but are not limited to: previously adopted Comprehensive Plans, City Strategic Plans, Hazard Mitigation Plans, MPO Transportation Plans, TxDOT Plans, and Utility Provider Capital Improvement Plans.

**Population Study** – This section contains demographic data about the community, including a population estimate and projection for the next 20 years.

**Housing Study** – This section describes the composition of the existing housing stock, including total number of units, number of single-family and multi-family units, and vacancy rates, as well as a projection for the number of future housing units needed 10 years from the date of the plan and the composition of those units (e.g., single-family, multi-family).

**Current Land Use Study** – This section describes the existing land use of every parcel within the city.

**Future Land Use Section and Map** – This section describes the future land uses of the city and is based on the goals and objectives of the community along with existing and desired development patterns. This section also includes proposed growth patterns to account for community growth and manage development in harmony with the other sections of the Comprehensive Plan. A Future Land Use Map is included as a graphical depiction of the Future Land Use Section and a visual guide for future development.

**Infrastructure Study/ Capital Improvement Plan Section with Map** – This section describes the water, wastewater, storm drainage, and street systems, including length, width, materials, and condition or age (if available), as well as proposed prioritized improvements to those systems.

Information about electric, natural gas, and cable/telecommunications systems is included if available. A Capital Improvement Plan Map depicting the existing systems and proposed improvements will be generated based on the Infrastructure Study and community goals and objectives.

**Transportation Plan Section and Map** – This section includes information on street and highway patterns, private transportation, and public transportation (if applicable). This section also includes a Master Thoroughfare Plan Map depicting existing streets and planned future streets and thoroughfares.

**Community Facilities Plan Section and Map** – This plan includes existing and future planned community facilities, including schools, libraries, parks, recreation and open space, and municipal facilities. This section will also include a map depicting these community facilities.

**Hazard Mitigation Section** – This section will identify local hazard risks and incorporate hazard mitigation strategies and actions to mitigate the local hazard risks. This section will reference and integrate existing hazard mitigation plans.

**Implementation Plan Section** – This section will contain strategies to implement the Comprehensive Plan and is organized into short, mid, and long-range implementation.

**Technical Exhibit Appendices** – This section will contain all the data collection exhibits and other technical items that were used in creating the plan.

**Optional Sections** – The following sections are optional and can be added to the project based on the community’s needs. The specific content and cost will need to be scoped based on the community’s needs:

- Economic Development Section
- Parks and Recreation Section
- Urban Design Elements Section
- Historic Preservation Plan Section
- Downtown Redevelopment Plan Section

### **Meetings and Public Engagement**

Public engagement is critical to a well-informed and successful Comprehensive Plan. In the busy world we live in, receiving input from the public can be challenging. We have found it best to use a multi-pronged approach of in-person engagement events, such as design charettes or walking tours, and remote options such as online surveys and other internet-based engagement tools. Additional discussion with City Staff is needed to identify the best types of in-person engagement events for the community.

This estimate includes meetings with City Staff or a Steering Committee to help provide general direction and context for the public engagement, and refine concepts and policies. A joint meeting with the Planning & Zoning Commission and City Council is included in this estimate to review and

provide direction on the preliminary results from the public engagement phase before the draft plan is completed. The included open house meeting is intended to present the final draft to the public before it is taken forward for adoption.

### **Description of the Zoning Ordinance Elements**

To qualify for the Resilient Communities Program grant funding for a Comprehensive Plan, a Zoning Ordinance that codifies the Comprehensive Plan must also be created and adopted. The Zoning Ordinance takes the ideas outlined in the Comprehensive Plan and codifies them into a legally binding development regulation.

Zoning Ordinances can take on a variety of different styles and are unique to the specific community. This estimate includes the creation of a Zoning Ordinance in a Euclidean, form-based, or hybrid style. Additional conversation with the city is needed to determine which style of regulation is best for that community. The following is a summary of these three styles of zoning regulation:

**Euclidean:** This is the traditional style and most common type of zoning regulation in Texas where the city is divided into zoning districts with a focus on the segregation of specific land uses or by land use type such as residential, commercial, industrial, etc.

**Form-based:** This style of zoning regulation focuses more on using the physical form of development and its relationship to the public realm as the organizing principle of the code rather than the separation of land uses.

**Hybrid:** This style of zoning regulation incorporates elements of both Euclidean and form-based zoning regulations to create a code that provides high-level separation of uses while also emphasizing the relationship between the physical form of development and the public realm in specific areas.

All Zoning Ordinance styles will include the following minimum elements:

- Definitions
- Land use regulations (such as a land use chart)
- Zoning districts and regulations
- Zoning procedures and administration
- Nonconforming uses, structures, and lots
- Zoning Board of Adjustments
- Penalties and enforcement

### **Meetings and Public Engagement**

Public engagement is critical to creating effective zoning regulations. We have found that it is best to build upon the momentum from the Comprehensive Plan public engagement to narrow the community conversation toward zoning specific policies and regulations. The public engagement associated with the Zoning Ordinance portion of the project will begin at the tail end of the Comprehensive Plan community engagement. Additional discussion with City Staff is needed to

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identify the best types of community engagement events and activities for the community.

This estimate includes meetings with City Staff or a steering committee to help provide general direction and context for the public engagement as well as refine concepts and zoning regulations. A joint meeting with Planning & Zoning Commission and City Council is included to review and provide direction on the Zoning Ordinance draft. The included open house meeting is intended to present the final draft of the zoning to the public and receive additional public comments before it is taken forward for adoption.

### **Deliverables, Project Schedule, and Estimated Costs**

**Deliverables** - The deliverables for this project will be:

1. Comprehensive Plan draft with all maps and any associated appendices
2. Adoption ordinance for Comprehensive Plan
3. Zoning Ordinance draft exhibit
4. Adoption ordinance for Zoning Ordinance

All documents will be provided digitally in Microsoft Word format (.docx) and pdf. Appropriate GIS files will also be included for any maps created and used in the plan.

Items NOT included in the proposal:

- Legal review of completed draft Comprehensive Plan and Zoning Ordinance
- Consultation and review fees charged by the City Engineer or other city consultants
- Public hearing notices (drafting of notices can be added at additional charge)
- Printed copies of the Comprehensive Plan or Zoning Ordinance (available at additional charge)
- Travel and meeting expenses

**Project Schedule** - We anticipate the entire Comprehensive Plan and Zoning Ordinance process to take approximately 18 months to complete from project kick-off to adoption. The project is broken up into 2 phases, with the Comprehensive Plan process expected to take between 8-12 months to complete and the Zoning Ordinance to take between 7-10 months to complete, including several months of overlap in these two timelines.

**Estimated Costs** – The total estimated project cost for the Comprehensive Plan and Zoning Ordinance is \$300,000. Individually, the Comprehensive Plan is estimated at \$185,000 and the Zoning Ordinance is estimated at \$115,000. These estimates are subject to change depending on the specific needs and requirements of the community.

Additional work not included in this estimate can be added for additional costs depending on the community's specific needs. Conversations with City Staff will be needed to determine if any additional work is needed.

**Travel and Meeting Expenses** - Meeting and travel expenses have not been factored into this estimate. All related meeting and travel expenses are charged at cost and all related mileage is

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charged by multiplying the actual miles traveled by the then-current IRS rate. Digital copies of all work are included with the project, and paper copies can be provided for an additional fee. Paper copy rates are \$0.20 cents per page, color copy rates are \$0.70 cents per page.

These preliminary estimates are designed to create a Comprehensive Plan and Zoning Ordinance which would meet the TXGLO Resilient Communities Program performance requirements for a Comprehensive Plan and Zoning Ordinance, and the estimates should be used for budgeting purposes.

Please feel free to contact our office regarding any questions you may have about this preliminary estimate.

Very truly yours,

DENTON NAVARRO ROCHA BERNAL & ZECH  
A Professional Corporation



T. DANIEL SANTEE  
PARTNER



BRYCE COX  
PRINCIPAL PLANNER

# What does our code currently say?

## Sec. 26-101. - Purpose and authority.

The City of La Vernia, by and through its city council, planning and zoning commission, and board of adjustment is authorized to regulate signs by virtue of the Texas Constitution, the City of La Vernia's police power, and Texas Local Government Code Chapters 216 and 211. The purpose of this chapter is to establish a content-neutral sign code developed based on the United States Supreme Court decision of Reed v. Town of Gilbert.

## Sec. 26-103. - Purpose.

The purpose of this chapter is to provide uniform sign standards and regulations in order to ensure public safety, efficient communication and promote a positive city image reflecting order, harmony, and pride, thereby strengthening the economic stability of the city's business, cultural, historical, and residential areas as follows:

(1)

*Public safety.* To promote the safety of persons and property by ensuring that signs do not:

a.

Create a hazard due to collapse, fire, decay, or abandonment;

b.

Obstruct firefighting or police surveillance; or

c.

Create traffic hazards by confusing, distracting, or obstructing the view of pedestrians or vehicles.

## Sec. 26-111. - Prohibited sign types.

(12)

*Wall-painted signs.*

(13)



*Other signs.*

a.

Painted on any roof surface or installed so that it faces contiguous residential property;

## What did the PZ request when we discussed it in September?

Per the minutes,

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

## What was the feedback on this from our planners?

We cannot regulate this sign type, or any other, based on content, and thus, we can't regulate if it is religious in nature, nor make it be Bears themed or History of La Vernia-themed.

However, we can hold these signs to the same standards that we hold our signs to now, for example:

### **Sec. 26-112. - Sign maintenance and nuisances.**

(a)

All signs must be maintained in a structurally safe condition and in good repair at all times. No permit shall be required for the normal maintenance of any existing sign or repainting of the original sign message, provided that the area of the sign is not enlarged, the height of the sign is not increased, the location of the sign is not changed, and the content of the sign does not materially change. Changing of the complete sign message, alterations to the sign, or major repairs (replacement of more than 20 percent of the sign to the original condition) shall not be considered normal maintenance and will require a permit. All signs shall be kept neatly painted or otherwise maintained, including all metal parts and supports thereof that are not galvanized or of rust resistant material. The city designee shall inspect and have authority to order the painting, repair, alteration, or removal of a sign that constitutes a nuisance, a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, or obsolescence. Changing of the sign message (limited to signs originally



designed with removable letters) is limited to changing messages without changing the sign or its components and is considered to be normal maintenance.

(b)

The area around the sign shall be kept clean at all times by cutting vegetation around the sign and the supporting structure.

(c)

A sign shall constitute a nuisance if it causes injury or threatens to injure the public health, peace, or comfort or is a nuisance per se under the law and is declared to be a nuisance by the city designee pursuant to this chapter. The city designee shall notify, by certified mail or hand delivery, the responsible party of any sign that constitutes a nuisance in order to allow the responsible party the opportunity to cure such nuisance. The responsible party shall cure such nuisance by repair or remove the sign or may seek an appeal of the nuisance determination to the board of adjustment within ten days of receipt of the notice. Any appeal must be filed, in writing, and received by the city secretary no later than the tenth day after receipt of the notice of nuisance.

**Some things you may want to consider that other cities have in their regulations:**

(j)

*Murals.*

(1)

Murals are not permitted on properties designated as historical landmarks.

(2)

Murals are allowed on nonresidential or mixed-use buildings or structures.

(3)

Murals on the front-facing walls of buildings are limited to 20 percent of that wall's area.

(4)

Murals are not permitted on walls adjacent to or across from a residential lot. Except those that are along the Hwy 87 Corridor

(5)

Only one mural is allowed per building.

(6)

A mural shall not extend higher than the second story of any building.

(7)

Murals may not cover any architectural features including, but not limited to, arches, cornices, window and door trim, feature bands, and any other recessed or projecting features.

(8)

Murals shall be designed to meet the following guidelines:

e.

Nothing that could be considered a potential distraction or potential source of disruption of safe traffic flow will be allowed as part of a mural design.

(9)

All proposed mural designs within must be submitted as part of a sign permit application. The following materials must be provided with each application for a mural:

a.

Signed approval of the building owner.

b.

Legal Description of property.

c.

Color photograph of existing building façade.

1.

Façade on which the mural is proposed.

2.

Location of proposed mural on the façade.

3.

Mural dimensions.

4.

Detailed color rendering of the proposed mural.

(11)

*Removal.*

a.

Any mural that deviates from the approved design shall be removed at the building owner's expense.

(12)

If an approved or existing mural is found to have become worn or been damaged, the code enforcement officer may take action, including requiring repair or removal. Fines may be imposed for noncompliance.