



City of La Vernia
**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS MEETING**

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

May 14, 2026

5:30 PM

AGENDA

1. **Call to Order and Declare a Quorum**
2. **Invocation, Pledge of Allegiance and Pledge of Texas Flag**
3. **Citizens To Be Heard**
4. **Consent Agenda**
(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)
 - A. Meeting minutes from the 04/09/26 MDD meeting
5. **Presentations**
 - A. Best of La Vernia 2026 Awards
6. **Discussion/Action**
 - A. Discuss and consider action on 377 agreement with Tractor Supply
7. **Discussion Only**
 - A. Discussion regarding MDD Funding Rules and Restrictions
 - B. Provide an update on the street signs
 - C. Provide an update on the sidewalk mile markers
 - D. Provide an update on little libraries
 - E. Discuss MDD and library partnership for summer events
 - F. Discuss and provide an update on the 4th of July
8. **Future Agenda Items**
9. **Adjourn**

10. 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 Board of the La Vernia Municipal Development District 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 Board of the La Vernia Municipal Development District 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 Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 08, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director



**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS MEETING**

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

April 09, 2026

5:30 PM

MINUTES

1. Call to Order and Declare a Quorum

The meeting was called to order @5:30PM

MDD members Recker, Gilbert, Oates, Hyland, and Farmer were present.

2. Invocation, Pledge of Allegiance and Pledge of Texas Flag

Recker lead the prayer, as well as the pledge.

3. Citizens To Be Heard

There were no Citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)

A. Meeting minutes from the 03/12/26 MDD meeting

Hyland made a motion to accept the consent agenda as listed, seconded by Gilbert, all in favor.

5. Discussion Only

A. Discussion regarding update on the Little Libraries

Executive Director Felicia Carvajal states, the Eagle Scout board approved the little libraries as an Eagle Scout project. They are just waiting on supplies to come in, they will get back to Felicia on a completion date.

B. Discussion regarding the 4th of July

Executive Director Felicia Carvajal stated that the 4th of July flyer was published this week and has already received a positive response. She reviewed the layout, stating the fireworks will be set up on B and C fields to allow visibility from throughout the park. The carnival will be located on A field. She also shared that vendor line up is looking good so far and that parade applications have begun to come in.

C. Discussion regarding an update on the Easter event

Executive Director Felicia Carvajal stated that the Easter event went very well, this year they had 4,000 eggs to be found. They also partnered up with the Market Days for the event, fun was had by everyone.

D. Discussion regarding upcoming summer events

Executive Director Felicia Carvajal went over the upcoming summer events they have planned.

05/02- Mahjong 101

05/12- Pickleball 101

05/16- Goat yoga

06/06- Cars on Chihuahua

06/16- Pickleball 101

06/18- Summer Youth program

07/04- 4th of July parade/ Festival

6. Future Agenda Items

- 4th of July

-Update on little libraries

-Update on sidewalk markers

-Update on street signs

7. Adjourn

Motion made by Hyland to adjourn at 5:49PM, seconded by Oates, all in favor.

8. DECORUM REQUIRED

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said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April 02, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director

NEW STORE PROPOSAL:

LA VERNIA, TX



Company Overview

- **Industry Leader in Rural Lifestyle Retail**
 - Largest U.S. retailer focused on farm, ranch, pet, and rural lifestyle customers, with a national store footprint and strong small-town presence.
- **Scale & Stability**
 - ~52,000 employees nationwide, supporting stores, distribution centers, and corporate operations.
 - National retail footprint of approximately 2,435 stores across 49 states.
- **People-First Employer**
 - Comprehensive benefits supporting physical, mental, and financial wellbeing, including healthcare, mental health resources, parental leave, tuition reimbursement, and retirement matching.
 - Benefits offered to part-time employees after completing a 90-day measurement period and have averaged 15 hours per week.
- **Community-Centered Corporate Citizen**
 - \$15M+ donated annually through the Tractor Supply Foundation to support agriculture education (4-H & FFA), veterans and first responders, animal welfare, and disaster relief.
 - Strong focus on local community engagement aligned with rural values and small-town investment.

Proposed La Vernia, TX Project Overview

- **Strategic Market Investment**
 - A new proposed store consisting of a 23,729 sq. ft Retail Building with a 25,000 sq. ft Fenced Outdoor Display Area will strengthen service to La Vernia’s growing rural and semi-rural customer base as a durable retail anchor.
- **Jobs & Economic Impact**
 - Creation of an estimated 5 full-time and 10 part-time local jobs across La Vernia and Wilson County.
 - Tractor Supply estimates investing \$9.6M for this project.
 - \$8.2M for land acquisition and construction cost
 - \$1.4M for equipment and inventory.
 - Tractor Supply estimates sales ranging from approximately \$5M - \$9M as the proposed new store ramps up to full maturity.
- **Community Partnership**
 - Commitment to local engagement through agriculture education, first responder support, and community initiatives.
- **Construction Timeline**
 - Estimated permitting start date of mid summer 2027
 - Estimated construction start date of early 2028.
 - Estimated construction completion date of late summer 2028.

Site Plan

- Site plan has been provided separately in the meeting review materials.
- Please note the proposed right turn lane coming off Highway 87. Tractor Supply Company estimates the cost of this roadway improvement at **\$125,000**.
- The site plan also shows an internal shared access drive that can be continued for future neighboring projects. Tractor Supply Company estimates the shared access drive cost to be **\$200,000**.

Sanitary Sewer Exhibit

- Sanitary Sewer Exhibit has been provided separately in the meeting review materials.
- Lift station located next to H-E-B.
- Sewer must be run from the lift station across Highway 87. There is a 15” sewer main extension. The City of La Vernia has indicated a willingness to contribute some costs to address the large main extension.
- Tractor Supply Company estimates the total cost of the sewer line to be **\$153,000**.

Request for Assistance

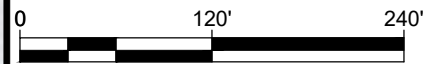
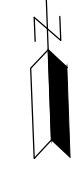
- Tractor Supply Company has identified at least **\$478,000** in site improvement costs that must be incurred prior to commencing operations in La Vernia.
- Given previous incentive history, Tractor Supply Company is respectfully requesting **\$250,500** in assistance from the La Vernia Municipal Development District (“MDD”) Board to assist with extraneous site improvements at the proposed project location (29.357136531753405, -98.13921743028556). The required site improvements render the project unfeasible for TS Real Estate Council approval without the MDD’s assistance

THANK YOU!



PRELIMINARY SITE PLAN (AERIAL)

Section 6, Item A.



SCALE: 1"= 120'
(11X17)

PROJECT INFORMATION

SITE AREA	
LOT	± 6.69 AC
TOTAL	± 6.69 AC

PARKING COUNT SUMMARY		
TSC	23,729 SF	106 SP
TOTAL PROVIDED 106 SP		
REQUIRED BY CITY		
BLDG	23,729 SF	106 SP
1:250		
TOTAL REQUIRED 106 SP		

ZONING CLASSIFICATION	
EXISTING	R-A
PROPOSED	C-2

REQUIRED SETBACKS	
FRONT	25'
SIDE	5'
REAR	5'

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
- ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

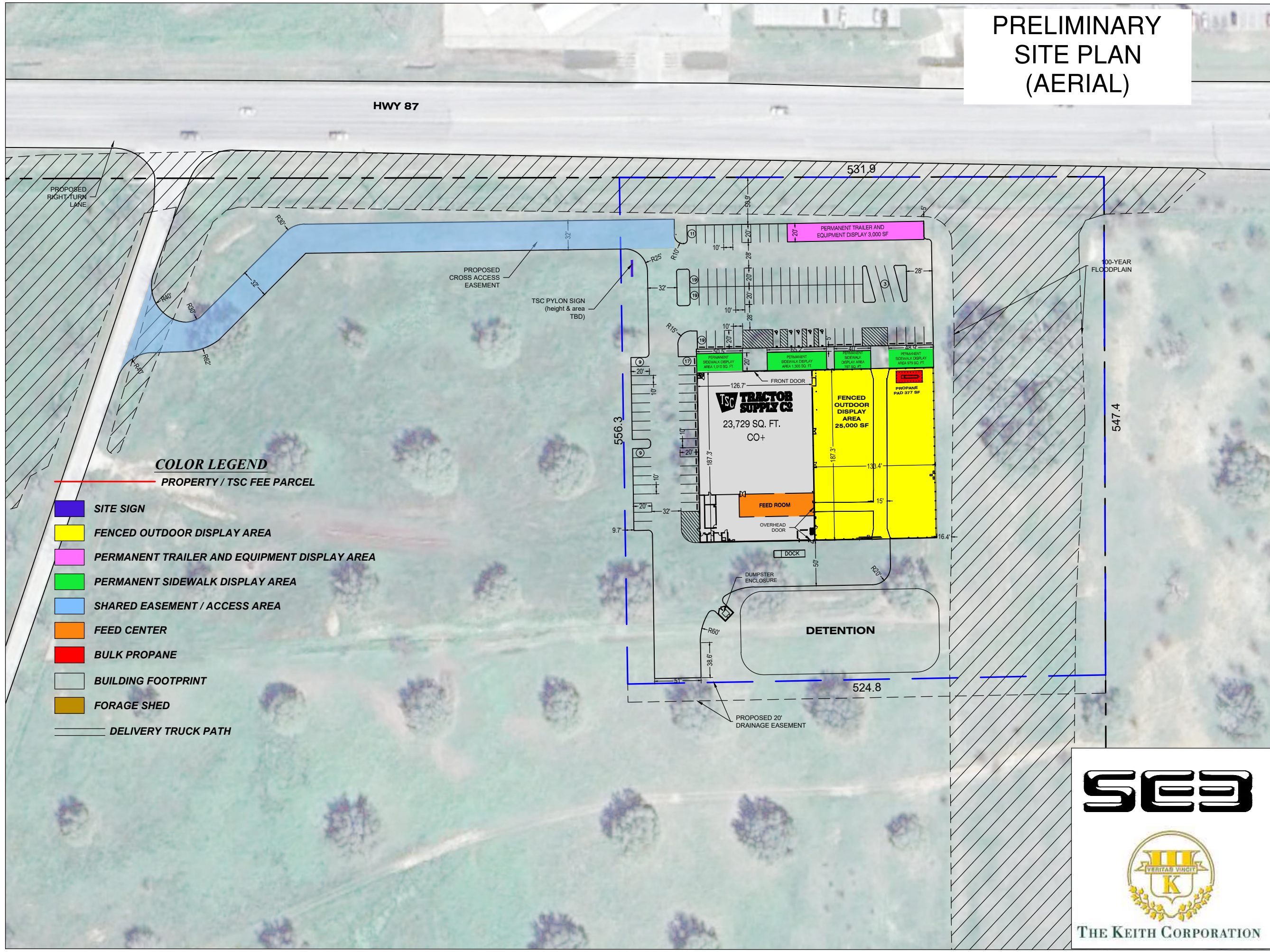
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
4/28/25	INTIAL LAYOUT	CNS
5/8/25	MOVED LOT	CNS
6/5/25	REVISION	CNS
11/24/25	CO+ BDLG	CNS
11/25/25	CLEANUP	GMH
12/23/25	REVISION	CCB
12/24/25	CLEANUP	CCB
12/29/25	REVISIONS	GMH
1/16/26	REVISIONS	CCB

CO+ PROTOTYPE

TSC
LA VERNIA, TX

102



COLOR LEGEND

- PROPERTY / TSC FEE PARCEL
- SITE SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- SHARED EASEMENT / ACCESS AREA
- FEED CENTER
- BULK PROPANE
- BUILDING FOOTPRINT
- FORAGE SHED
- DELIVERY TRUCK PATH

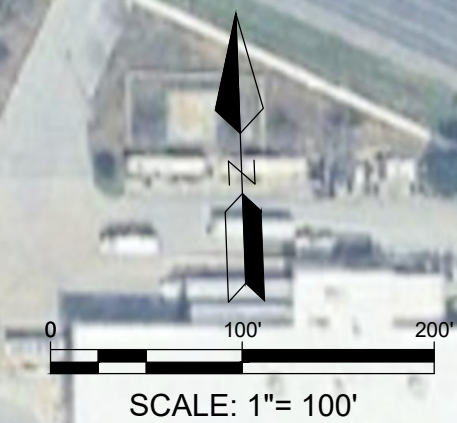


THE KEITH CORPORATION

SANITARY SEWER EXHIBIT

SANITARY SEWER DESIGN PER CIVIL CONSTRUCTION PLANS FOR THE HEIGHTS AT LA VERNIA SHEETS C5.0 AND C5.1

H.E.B LIFT STATION



SSWR-1 ~ 0+00.00
EX.MH A-4
EXISTING 4' Ø
MANHOLE @
SS LINE A ~ 95+69.30
RIM EL = 490.51
15" INV EL = 482.67

8" SANITARY SEWER

30' PUBLIC UTILITY EASEMENT

402 LF 15" SS @ 0.40%

SSWR-1 ~ 4+01.58
MH-1
4' Ø MANHOLE
RIM EL = 494.65
15" INV EL = 484.28
15" INV EL = 484.28

24" CASING PIPE TO BE INSTALLED VIA DIRECTIONAL BORE OR JACK AND BORE

174 LF 15" SS @ 1.00%

SSWR-1 ~ 5+75.11
MH-2
4' Ø MANHOLE @
RIM EL = 496.00
15" INV EL = 486.01
15" INV EL = 486.01

SSWR-1 ~ 9+57.69
MH-3
4' Ø MANHOLE
RIM EL = 496.00
15" INV EL = 487.54

HWY 87

HWY 87

383 LF 15" SS @ 0.40%

531.9

PERMANENT TRAILER AND EQUIPMENT DISPLAY 3,000 SF