

LA VERNIA PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

APRIL 1, 2014

ITEM NO 1. Call to Order. A regular meeting of the La Vernia Planning and Zoning Commission was called to order at 6:30 and a quorum was declared. Present were Chairman Gordon Bake, and Commissioners Martin Poore, Marlin Tanneberger, and Dianell Recker. Also present was Mayor Robert Gregory and City Secretary Angela Cantu and Councilwoman Jennifer Moczygemba. Commissioner Viola Robles was absent.

ITEM NO. 2. Consent Agenda. A motion was made by Commissioner Martin Poore and seconded by Dianell Recker to accept the the minutes from the February 11, 2014 Special Planning and Zoning Commission Meeting.

ITEM NO 3. Citizens To Be Heard. There were no citizens to be heard.

ITEM NO 4. Discussion/Action

A. Discuss and consider action on site plan, landscaping plan, and photometric plan for the proposed La Vernia Crossing Phase III to be located at 14421 Us Hwy 87 W, La Vernia Crossing Subdivision, Lot 5A, Block 1. Jason Feuge with Mdn Architects addressed the commission saying that this phase is just a "cookie cutter" of the first phase, it just needs the commissions approval. Commissioner Dianell Recker made a motion to accept the site plan and Marlin Tanneberger seconded the motion. **MOTION CARRIED.**

B. Discuss and consider a possible Specific Use Permit and/or variance request for The Steel Magnolias Boutique. After much discussion the Commission decided that we would like to take more of a look at requirements regarding Mobile vendors. The owners did advise the commission that they had purchased a peddlers permit. Chairman Gordon Bake suggested that the owners take their issue up with the City Council. **NO ACTION TAKEN.**

ITEM NO 5. Public Hearing and Discussion/Action

A. Public Hearing to receive public comments regarding the proposed change of zoning district classification from present classification of R-2 (General Residence) to C-2 (General Commercial) for City of La Vernia, Lot 404, located at 117 Bluebonnet Rd, La Vernia, Texas 78131. Chairman Gordon Bake opened the public hearing at 6:54 pm. There were no citizens to be heard. The public hearing was closed at 6:54 pm.

B. Discuss and consider a recommendation on the proposed change of zoning district classification form present classification of R-2 (General Residence) to C-2 (General Commercial) for City of La Vernia, Lot 404, located at 117 Bluebonnet Rd, La Vernia, Texas 78121. City Secretary, Angela Cantu announced that she had mailed out 8 notices to the area citizens, and that 0 were returned. Paul Cleveland told the commission that Murray A/C had outgrown their current location and wants to build an office building on this lot and move their office and warehouse to this location. A motion was made by Commissioner Martin Poore And seconded by Marlin Tanneberger. **MOTION CARRIED.**

C. Public hearing to receive public comments regarding the proposed change of zoning district classification of R-2 (General Residence) to C-2 (General Commercial) for City of La Vernia, Lot 349, located at 128 Bluebonnet Rd, La Vernia, Texas 78121. Chairman Gordon Bake opened the public hearing at 6:57. There were no citizens to be heard. The public hearing was closed at 6:57.

D. Discuss and consider a recommendation on the proposed change of zoning district classification from present classification of R-2 (General Residence) to C-2 (General Commercial) for City of La Vernia, Lot 349, located at 128 Bluebonnet Rd, la Vernia, Texas 78121. City Secretary Angela Cantu said that she sent out 8 notices to the area citizens and 1 was returned in opposition. There was some discussion on this item. Commissioners Martin Poore and Dianell Recker were worried that if the property is zoned C-2 what kind of businesses could possibly move into the property if it were ever sold in the future. It was asked if the rezoning of this property could come before the commission in the May meeting to change the zoning from C-2 to C-1. Commissioner Dianell Recker made a motioned, seconded by Marlin Tanneberger. **MOTION CARRIED.**

E. Public hearing to receive public comments regarding the granting of a Specific Use Permit for a drive-thru lane for the end cap tenant on a spec retail or restaurant tenant space located at 14421 US Hwy 87 W, La Vernia, Texas 78121. Chairman Gordon Bake opened the public hearing at 7:09. There were no citizens to be heard. The public hearing was closed at 7:09.

F. Discuss and consider a recommendation regarding the granting of a Specific Use Permit for a drive-thru lane for the end cap tenant on a spec retail or restaurant tenant space located at 14421 US Hwy 87 W, La Vernia, Texas 78121. City Secretary Angela Cantu said that she mailed out 8 notices to area residents. 6 notices were mailed back in favor of. A motion was made by Commissioner Martin Poore and seconded by Marlin Tanneberger. **MOTION CARRIED.**

ITEM NO 6. Adjourn. The meeting was adjourned at 7:11.

A handwritten signature in black ink, appearing to read "Gordon Bake", is written over a horizontal line. The signature is stylized and cursive.

ATTEST:

A handwritten signature in blue ink, appearing to read "Dianell Recker". The signature is written in a cursive style with a large initial "D".

Dianell Recker, Secretary
La Vernia Planning And Zoning Commission