



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING**  
Conference Room of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

November 6, 2018  
6:30 p.m.

**AGENDA**

**1. Call to Order**

**2. Invocation, Pledge of Allegiance and Texas 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 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)*

**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 Commissioner requests an item be removed and considered separately.)*

A. Approve the minutes from the July 3, 2018 Meeting

**5. Public Hearing**

A. Public Hearing to receive public comments regarding the replat 201 Dry Hollow Rd., La Vernia, Texas 78121.

**6. Discussion & Action**

A. Discuss and consider recommendation to City Council on the re-plat at 201 Dry Hollow Rd., La Vernia, Texas 78121.

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

**C. Adjourn**

**DECORUM REQUIRED**

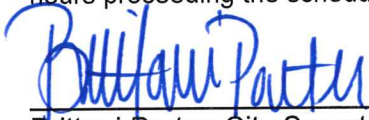
Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Planning and Zoning Commission 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 §551.086 (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 Planning and Zoning Commission meetings are available to all persons regardless of disability. This

facility is wheelchair accessible parking spaces are available. Requests 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 [bporter@lavernia-tx.gov](mailto:bporter@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 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 City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 2, 2018 at 1:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



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Brittani Porter, City Secretary



APPLICATION FOR LAND SUBDIVISION (PLAT)

La Vernia Code Enforcement
102 E. Chihuahua Street/P.O. Box 225
La Vernia, TX 78121
(830) 253-1198 Ext. 6
codeenforcement@lavernia-tx.gov

Paul 10/16/18 #75

CHECK ONE: [ ] Master Plan [ ] Prelim./Final Plat [ ] Prelim. Plat [ ] Final Plat [x] Replat [ ] Amended [ ] Minor

1. PROPOSED SUBDIVISION NAME: \_\_\_\_\_ UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST INTERSECTION: Dry Hollow and Cartfield

ACREAGE: .55 NO OF LOTS: EXISTING 1 PROPOSED 3

REASON FOR PLATTING/REPLATTING Smaller lots

2. OWNER/APPLICANT\*: Waylon Koch

(\* If applicant is person other than owner, a letter of authorization must be provided from owner.\*)

ADDRESS: 1273 CR 345 La Vernia, Texas 78121

Telephone: (210) 724-7722 Fax: \_\_\_\_\_ Mobile: (210) 724-7722 Email: WaylonKoch@yahoo.com

3. LICENSED ENGINEER/SURVEYOR: Intrepid Engineering

MAILING ADDRESS: 1004 C. Street Floresville, TX 78114 Ste. \_\_\_\_\_

TELEPHONE: 830 393 8823 Fax: 830 393-3385 Mobile: \_\_\_\_\_ Email: russellj@intrepidtx.com

LIST ANY VARIANCE REQUESTED: \_\_\_\_\_

REASON FOR REQUEST (List any hardships): \_\_\_\_\_

4. PRESENT USE OF THE PROPERTY Single Family CURRENT ZONING: C-1 Retail

5. CITY LIMITS: [x] IN [ ] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [ ] YES [x] NO

6. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- [x] Completed application, including signature of owner/applicant and signed waiver.
[x] Copy of deed showing current ownership.
[ ] 7 copies of the plat, collated and folded so that the subdivision name is visible.
[ ] 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
[ ] Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
[ ] Survey showing any existing structures on the subject property.
[ ] List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on 11-06-2018 (date of Planning and Zoning Commission meeting). This waiver expires after \_\_\_\_\_ (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant

Printed Name of Owner/Applicant

Date

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

SCANNED

COMPARED

031517 STC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS §  
COUNTY OF WILSON § KNOW ALL MEN BY THESE PRESENTS:

THAT GERALDINE ANN DURBON, Independent Executrix of the Estate of the Estate of Mildred Olene Hughes, deceased, a married woman, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by WAYLON KOCH and wife, KENDALL KOCH, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Wilson County, Texas, to-wit:

BEING 0.557 of an acre of land out of the Juan Delgado Grant No. 8, Wilson County, Texas being out of that property conveyed in deed dated February 27, 1986 from Frank C. Kosub to Glynn L. McCoy, Jr. of record in Volume 657, Page 12, Deed Records of Wilson County, Texas; and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Wilson County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

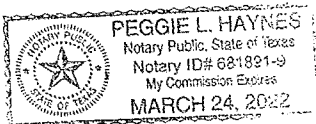
Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 28th day of September, 2018.

*Geraldine Ann Durbon*  
GERALDINE ANN DURBON, Independent  
Executrix of the Estate of Mildred Olene  
Hughes, deceased

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on this the 28 day of September, 2018; by GERALDINE ANN DURBON, Independent Executrix of the Estate of Mildred Olene Hughes, deceased.



*Peggie L. Haynes*  
Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:

1273 CR 345  
La Vernia, Tx 78121

9576.DEEDS  
Seguin Title Co. (PH)  
GF #31517

Return To: Seguin Title Co.  
202 W. Camp St. #110  
Seguin, Tx. 78155



VOL 983 PAGE 260 EXHIBIT A

Field notes of a 0.557 of an acre tract of land situated in the City of La Vernia, Wilson County, Texas and being out of the Juan Delgado Grant Survey, No. 8, and being that same tract described as containing 0.60 of an acre in deed to Olym L. McCoy, Jr. and wife, Margaret L. McCoy dated February 27, 1986 and recorded in Volume 657, Page 12 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set at the intersection of the north line of Ganfield Street and the west line of Dry Hollow Road at the southeast corner of this tract and said 0.60 acre tract, also being the southeast corner of Lot 4 of the Ganfield Addition according to plat recorded in Volume 34, Page 310 of the Deed Records of Wilson County, Texas.

Thence N 74° 07' 00" W. 162.50 feet along the north line of Ganfield Street, being the south line of Lots 4 and 5 and said 0.60 of an acre tract to an iron pipe found at the southwest corner of said 0.60 of an acre tract and this tract, being the southeast corner of a 0.511 of an acre tract, this day surveyed.

Thence N 15° 53' 00" E. 155.07 feet along the west line of said 0.60 of an acre tract, being the east line of said 0.511 of an acre tract to an iron pin set in the south line of the Ortiz Tract at the northwest corner of said 0.60 of an acre tract and this tract, being the northeast corner of said 0.511 of an acre tract.

Thence S 84° 10' 04" E. 128.81 feet along the north line of said 0.60 of an acre tract, being the south line of the Ortiz Tract to an iron pin set at an old fence corner in the west line of Dry Hollow Road at the northeast corner of this tract and said 0.60 of an acre tract, being the southeast corner of said Ortiz Tract.

Thence S 04° 31' 33" W. 181.10 feet along the east line of said 0.60 of an acre tract, being the west line of Dry Hollow Road to the place of Beginning and containing 0.557 of an acre of land according to a survey made on the ground.

FILED 78343  
For record in my office 10 28 1988  
at 2:55 o'clock P.M.  
EVA S. MARTINEZ, County Clerk  
Wilson County, Texas  
By: [Signature] Deputy  
S+R: W.L.K.

ALL INSTRUMENTS WHICH SUBJECT TO TAX, STATE, OR USE OF THE RECORDS FOR PUBLIC PURPOSES OR WHICH ARE FINANCED AND INCORPORATED UNDER FEDERAL LAW, THE STATE OF TEXAS COUNTY OF WILSON I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED in Official Public Records Volume 983 Page 260 of WILSON COUNTY, TEXAS ON



DEC 8 1988  
Eva S. Martinez  
COUNTY CLERK  
WILSON COUNTY, TEXAS

Filed for Record in:  
Wilson County  
By: Mercedes Eva Martinez  
County Clerk  
On: Oct 02, 2018 at 11:30 AM  
As a Recording

Document Number: 00077640  
TXLX Year: 2018  
Receipt Number: 709582  
Recording Date:

Any provision herein which restricts the sale, partial, or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

THE STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in Official Public Records the Volume: 2055 and Page: 134 of the Public Records of Wilson County as stamped herein by me.

Oct 02, 2018

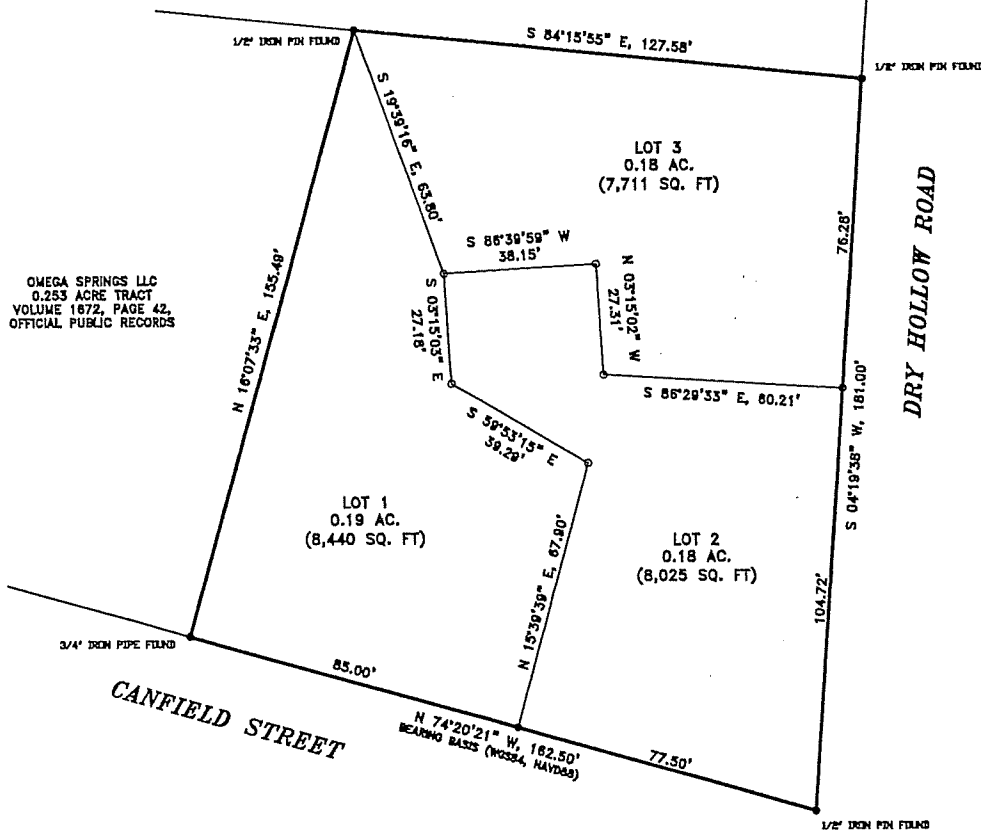
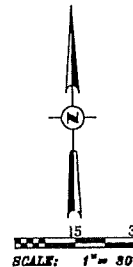


[Signature]  
COUNTY CLERK  
WILSON COUNTY, TEXAS

JUAN DELGADO GRANT SURVEY 8, ABSTRACT 8  
CANFIELD ADDITION

- PLAT LEGEND**
- FOUND MONUMENT NOTED
  - 1/2" IRON PIN SET

TOMASA ORTIZ  
TRACT  
VOLUME 477, PAGE 248,  
DEED RECORDS



Proposed

**PARTITION PLAT  
OF**

0.557 ACRE TRACT IN THE CITY OF LA VERNIA,  
WILSON COUNTY, TEXAS, OUT OF THE JUAN  
DELGADO GRANT SURVEY No. 8, ABSTRACT 8, BEING  
A PORTION OF THE CANFIELD ADDITION, OF RECORD  
IN VOLUME 34, PAGES 310, DEED RECORDS OF  
WILSON COUNTY, TEXAS, AND BEING DESCRIBED IN  
VOLUME 983, PAGE 258, OFFICIAL PUBLIC RECORDS  
OF WILSON COUNTY, TEXAS.



**MARTINEZ**  
SURVEYING AND MAPPING CO.  
FIRM # 101822-00  
8546 BROADWAY SUITE 225  
SAN ANTONIO, TX, 78217  
(210) 829-4244

STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that the above plat is true and correct according to an actual  
survey made on the ground under my supervision and that there are no visible  
encumbrances or encroachments of buildings on adjoining property, and that all  
buildings are wholly located on this property except as shown there and that  
all pins have been located as indicated above on the date on this plat.

This 8TH day of OCTOBER, 20 18 A.D.

REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 8482

JOB No. 18-10-3