



PLANNING AND ZONING COMMISSION REGULAR MEETING

City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

June 7, 2022
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 May 3, 2022 Meeting

5. Public Hearing/Discussion & Action

- A.** Public hearing to discuss the replat of 100 Wiseman Ln., Lot 302 (PT), a 3.51 lot into two lots – one lot that is 1.51 acres and the other lot being an undeveloped 2.00 acres lot.
- B.** Discuss and consider approval of the replat at 100 Wiseman Ln., a 3.51 lot into two lots – one lot that is 1.51 acres and the other lot being an undeveloped 2.00 acres lot.
- C.** Public Hearing to discuss the replat/final plat of Woodbridge Farms Phase IV, FM 775/Woodbridge Dr, forming a 8.365 lot and creating a commercial and residential development of 22 lots.
- D.** Discuss and consider approval of the replat/final plat of Woodbridge Farms Phase IV, FM 775/Woodbridge Dr, forming a 8.365 lot and creating a commercial and residential development of 22 lots.

6. Items Specific to Future Line Items on the Agenda

7. Adjourn

DECORUM REQUIRED

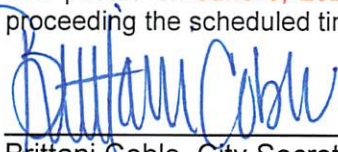
Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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.

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 **June 3, 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Brittani Coble, City Secretary



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

May 3, 2022
6:30 p.m.

Minutes

1. Call to Order – Commissioner Tanneberger called the meeting to order at 6:30 PM and declared a quorum. Members absent:

2. Invocation, Pledge of Allegiance and Texas Pledge - Invocation was led off with the Lord's Prayer and all in attendance recited the Pledge of Allegiance and the Texas Pledge.

3. Citizens to be Heard – Sylvia Vega spoke in regards to the proposed McDonalds. Her concerns were the large trucks stopping abruptly, would there be a traffic light to slow down traffic, excessive trash from surrounding businesses, lighting facing residential areas to include her mobile home park with elderly tenants. She would like the Commission, City Council and Mayor to take in to consideration for citizens in regards to these businesses coming in.
Kip Workman stated he owned the property next to the individual requesting the rezone and was just there to get information as to what he was potentially going to develop on the property.

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 April 5, 2022 Meeting

MOTION: Commissioner Jacobs made a motion to approve the consent agenda, seconded by Commissioner Hennette. **Motion passes: 5-0.**

5. Public Hearing/Discussion & Action

A. Discuss and consider appointment of Board Positions. (Chairman, Vice Chairman and Secretary)

Board Positions are as follows:

Chairman – Jenni Hennette

Vice Chairman – Chris Jacobs

Secretary – open

MOTION: Commissioner Tanneberger made a motion to approve the appointment of positions, seconded by Commissioner Hennette. **Motion passes: 5-0.**

B. Public Hearing to receive public comments regarding the re-plats of the following properties below:

1. **Public Hearing for the replat of 503 Bluebonnet Rd., Lot 57B (U-1) 1.002 acres and a 0.194-acre tract located in the Juan Delgado League, Survey No. 8, Abstract No. 8, recorded in volume 1961, page 357 combining both to create a 1.196-acre lot.**

Public hearing was opened at 6:41 PM and with no comments closed at 6:42 PM.

2. **Discuss and consider recommendation to the City Council for the replat of 503 Bluebonnet Rd., Lot 57B (U-1) 1.002 acres and a 0.194-acre tract located in the Juan Delgado League, Survey No. 8, Abstract No. 8, recorded in volume 1961, page 357 combining both to create a 1.196-acre lot.**
3. **MOTION:** Commissioner Jacobs made a motion to approve the replat of 503 Bluebonnet Rd., Lot 57B (U-1) 1.002 acres and a 0.194-acre tract located in the Juan Delgado League, Survey No. 8, Abstract No. 8, recorded in volume 1961, page 357 combining both to create a 1.196-acre lot, seconded by Commissioner Rauschuber. **Motion passed: 5-0.**
4. **Public Hearing to receive public comments regarding the granting of a Specific Use Permit for a drive-thru lane for a proposed McDonalds Restaurant with dine-in and drive-thru services located at 14101 US Hwy 87 W, La Vernia, Texas 78121.**

Public hearing was opened at 6:49 PM.
Resident of Silverado Hills, Stephanie Harper,

5. **Discuss and consider recommendation to City Council regarding the granting of a Specific Use Permit for a proposed McDonalds Restaurant with dine-in and drive-thru services located at 14101 US Hwy 87 W, La Vernia, Texas 78121.**

MOTION: Commissioner Jacobs made a motion to recommend to City Council to approve the SUP for the proposed McDonalds with the stipulation they mimic the ordinance for Burger King and the lighting towards parking lot and pointed away from detention basin, seconded by Commissioner Hennette. **Motion passes: 5-0.**

6. **Public Hearing to receive comments regarding the rezoning of 17.60 acres out of the Juan Delgado Survey, Abstract 8 being a portion of that certain tract called 39.32 acres of 243 Wiseman (Document 92763), La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).**

Public hearing was opened at 7:08 PM and with no comments closed 7:09 PM.

7. **Discuss and consider recommendation to City Council for the re-zone of 17.60 acres out of the Juan Delgado Survey, Abstract 8 being a portion of that**

certain tract called 39.32 acres of 243 Wiseman (Document 92763), La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).

MOTION: Commissioner Rauschuber made a recommendation to City Council to approve the re-zone of 17.60 acres out of the Juan Delgado Survey, Abstract 8 being a portion of that certain tract called 39.32 acres of 243 Wiseman (Document 92763), La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2), seconded by Commissioner Jacobs. **Motion passes: 5-0.**

6. Items Specific to Future Line Items on the Agenda

- Ordinance for fence/barrier

7. Adjourn – Commissioner Rauschuber made a motion to adjourn the meeting, seconded by Commissioner Jacobs. Meeting was adjourned at 7:12 PM and all members were in favor.

Jenni Hennette, Chairman

Brittani Coble, City Secretary



APPLICATION FOR LAND SUBDIVISION (PLAT)

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541
bporter@lavernia-tx.gov

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

1. PROPOSED SUBDIVISION NAME: none UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: Hwy 97
ACREAGE: 3.2151 NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING resell
2. OWNER/APPLICANT: John and Karimie Scull

(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)
ADDRESS: 100 Wiseman Lane, LV TX 78121
Telephone: 210 944 4301 Fax: Mobile: Email:

3. LICENSED ENGINEER/SURVEYOR: Cory Blake Silva
MAILING ADDRESS: 18410 US Hwy 281 N Ste. 109, SA 78259
TELEPHONE: 210 369 9509 Fax: Mobile: Email:
LIST ANY VARIANCE REQUESTED: n/a

REASON FOR REQUEST (List any hardships):

4. PRESENT USE OF THE PROPERTY residential CURRENT ZONING: residential

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

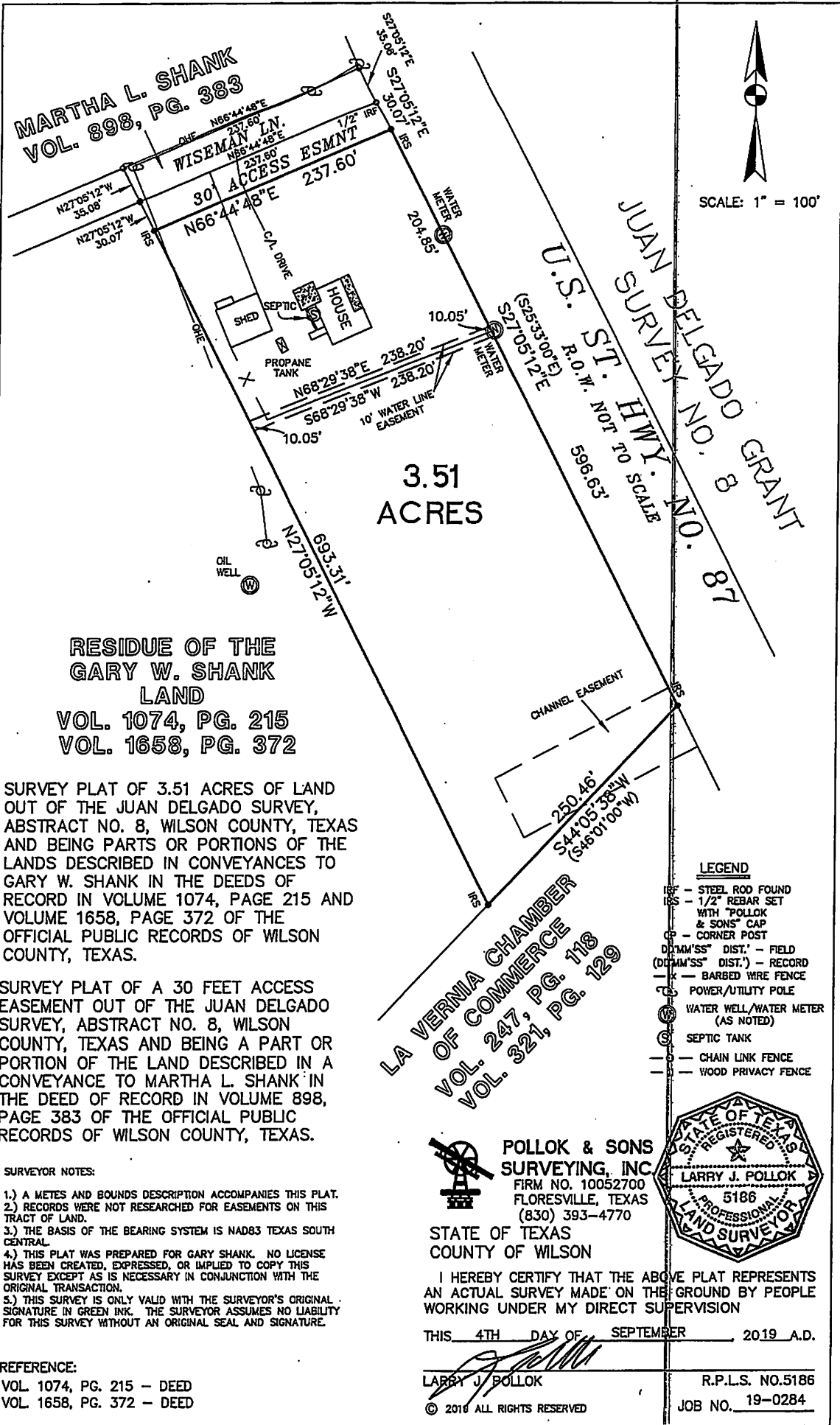
- [x] Completed application, including signature of owner/applicant and signed waiver.
[x] Copy of deed showing current ownership.
[] 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages. N/A
[] 2 copies of the preliminary plan of the water 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. None
[x] Survey showing any existing structures on the subject property.
[] List of street names approved by the appropriate county. N/A

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 06-01-2022 (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: [Signature] Printed Name of Owner/Applicant: John Scull, Karimie Scull Date: May 4, 2022

(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.



SURVEY PLAT OF 3.51 ACRES OF LAND OUT OF THE JUAN DELGADO SURVEY, ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF THE LANDS DESCRIBED IN CONVEYANCES TO GARY W. SHANK IN THE DEEDS OF RECORD IN VOLUME 1074, PAGE 215 AND VOLUME 1658, PAGE 372 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

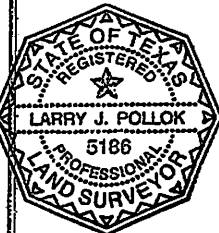
SURVEY PLAT OF A 30 FEET ACCESS EASEMENT OUT OF THE JUAN DELGADO SURVEY, ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO MARTHA L. SHANK IN THE DEED OF RECORD IN VOLUME 898, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR GARY SHANK. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:
VOL. 1074, PG. 215 - DEED
VOL. 1658, PG. 372 - DEED

POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 4TH DAY OF SEPTEMBER, 2019 A.D.

LARRY J. POLLOK
R.P.L.S. NO. 5186
JOB NO. 19-0284

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ALANCE
 18420 US Hwy 281 N, Suite 110
 San Antonio, TX 78239
 (214) 585-9888
 TIBBELL'S FIRM NO. 14041234

BUYER/OWNER: JOHN R. SCALL & KRISTINE R. SCALL
 ADDRESS: 100 WERNAL LANE
 CITY, STATE, ZIP: LA VERNA, TEXAS, 78101



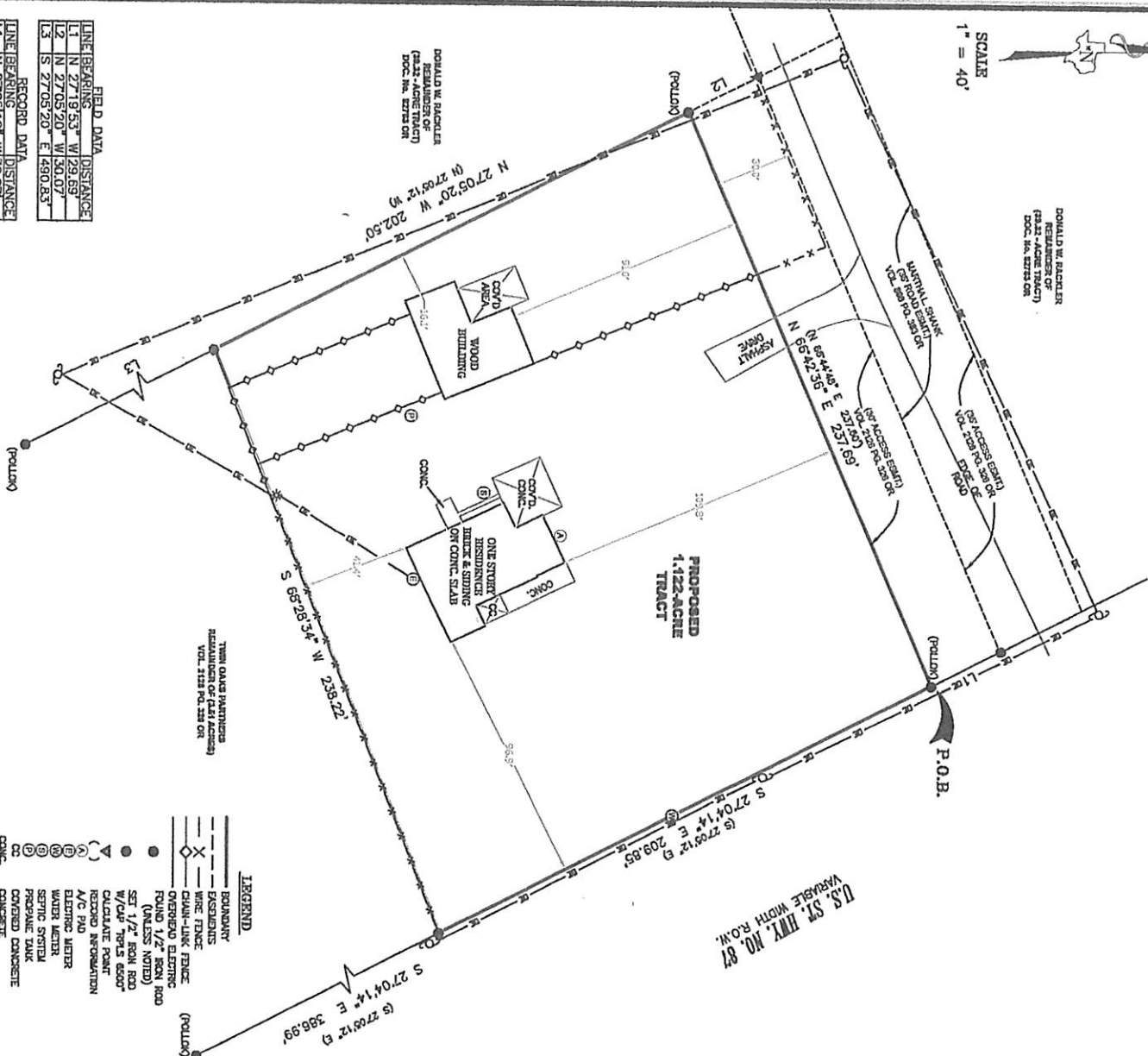
PARTITION SURVEY

BEING A 1.122-ACRE TRACT LYING IN THE JUAN DELGADO SURVEY, ABSTRACT NUMBER 8, WILSON COUNTY, TEXAS, AND BEING A PORTION OF THAT PROPERTY DESCRIBED AS 3.51 ACRES IN A WARRANTY DEED WITH WHICH THIS SURVEY HAS BEEN RECORDED IN VOLUME 2126, PAGE 328, OFFICIAL RECORDS, WILSON COUNTY, TEXAS, TOGETHER WITH A 50'-FOOT ACCESS EASEMENT AND A 30'-FOOT ACCESS EASEMENT RECORDED IN VOLUME 2124, PAGE 328, OFFICIAL RECORDS, WILSON COUNTY, TEXAS.



SCALE
 1" = 40'

DONALD W. POLLOCK
 RESUMEES OF
 (1.122-ACRE TRACT)
 DOC. NO. 2732 OR



FIELD DATA	
LINE BEARINGS	DISTANCE
L1 N 27°19'53" W	29.69
L2 N 27°05'20" W	50.07
L3 S 27°05'20" E	490.83

RECORD DATA	
LINE BEARINGS	DISTANCE
L1 N 27°05'12" W	50.07
L2 N 27°05'12" W	50.07
L3 N 27°05'12" W	---

DONALD W. POLLOCK
 RESUMEES OF
 (1.122-ACRE TRACT)
 DOC. NO. 2732 OR

TRIM DAVIS PARTNERS
 RESUMEES OF (L&S) ACRES
 VOL. 2126 P. 328 OR

- LEGEND**
- BOUNDARY
 - EASEMENTS
 - WIRE FENCE
 - CHAIN-LINK FENCE
 - OVERHEAD ELECTRIC
 - FOUND 1/2" IRON ROD (UNLESS NOTED)
 - SET 1/2" IRON ROD
 - FOUND IRON ROD
 - CALCULATE POINT
 - REDDIP NEGATIVE
 - A/C PAD
 - ELECTRIC METER
 - WATER METER
 - SEPTIC SYSTEM
 - PROGRAM TANK
 - COVERED CONCRETE
 - CONC.
 - OR
 - OFFICIAL RECORDS, WILSON COUNTY, TEXAS
 - P.O.B.
 - POINT OF BEGINNING
 - W/O&P POLLOCK & SONS*

ACCORDING TO DEAN MAP NO. 4646320172E WITH AN ESTIMATED DATE OF 1/28/2014, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A REVISION OF ZONE X. THIS PROPERTY IS SUBJECT TO CHANGE AS A RESULT OF FUTURE ZONING REVISIONS BY T&A.

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date of above, of the property herein described, and that the same are in no wise different from the description of same as certified herein.



CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6500

NOTES

1. BEARINGS AND DISTANCES GIVEN FOR THIS SURVEY WERE DETERMINED BY GPS. THE OFFICIAL SURVEYING INSTRUMENT USED WAS A GARMIN 60CSX CONSUMABLE SYSTEM, TEXAS SOUTH CENTRAL ZONE, 4200, 8000 STATE PLANE.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT GUARANTEE THAT THE SURVEYOR HAS ANY INVESTIGATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADVERSE TITLE IN EFFECT. THE QUALITY OF TITLE MAY NOT BE SHOWN.

JOB NO. 22041185 CLIENT: J&L DRAWING: J&L REVIEW: JTB/CBA REVISION DATE: --- DATE: 04/20/2022 DATE: 04/20/2022

5

Wilson County Clerk Unofficial Copy

Wilson County Clerk Unofficial Copy

W-TX 8116230

WARRANTY DEED

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

For and in good consideration of TEN AND 00/100 (\$10.00) DOLLARS, I/WE, JOHN R. SCULL AND KARIMIE R. SCULL WHO ERRONEOUSLY ACQUIRED TITLE AS KARAMIE R. SCULL, A MARRIED COUPLE WHO BOTH ACQUIRED TITLE WITHOUT MARITAL STATUS, of 100 Wiseman Lane, La Vernia, Texas 78121, (hereinafter "Grantors") hereby bargain, deed and convey to JOHN R. SCULL AND, KARIMIE R. SCULL, A MARRIED COUPLE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, of 100 Wiseman Lane, La Vernia, Texas 78121, (hereinafter "Grantees") the following described land in County of Wilson, State of Texas, free and clear with the following COVENANTS; to wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GRANTORS HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, Grantees' heirs, executors, administrators, successors and/or assigns, forever; and Grantors hereby bind Grantors, Grantors' heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, Grantees' heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of Municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Current ad valorem taxes on said property having been pro-rated, the payment thereof is assumed by Grantees.

Wilson County Clerk Unofficial Copy

Wilson County Clerk Unofficial Copy

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR A WATER LINE EASEMENT

BEING A WATER LINE EASEMENT OUT OF THE JUAN DELGADO SURVEY,
ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF
THE LANDS DESCRIBED IN CONVEYANCES TO GARY W. SHANK IN THE DEEDS OF
RECORD IN VOLUME 1074, PAGE 215 AND VOLUME 1658, PAGE 372 OF THE
OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the westerly right-of-way of US Highway 87 for the northeasterly corner of this easement from which a found 1/2" pin for the southeasterly corner of the Martha L. Shank land as described in Volume 898, Page 383 of the Official Public Records of Wilson County, Texas and of Wiseman Lane and the northeasterly corner of the Gary W. Shank land bears North 27° 05' 12" West, a distance of 234.92 feet;

THENCE South 27° 05' 12" East, with said US Highway 87 right-of-way, a distance of 10.05 to the southeasterly corner of this easement;

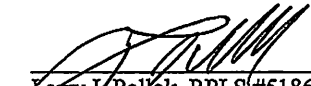
THENCE South 68° 29' 38" West, into the Shank land, a distance of 238.20 feet to the southwesterly corner of this easement;

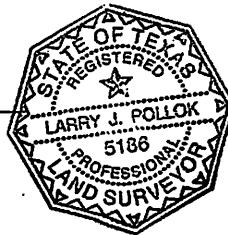
THENCE North 27° 05' 12" West, a distance of 10.05 feet to the northwesterly corner of this easement;

THENCE North 68° 29' 38" East, a distance of 238.20 feet to the **POINT OF BEGINNING** as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
September 4, 2019



Refer. 19-0284



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of John and Karimie Scull

Property: 3.51 acres described as LOT 302 (PT) City of La Vernia

Request: to replat for resell (existing lots, 1 – proposed, 2)

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. **However, the zoning of your property will not be affected.** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Commissioners in making their decision.

Public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, June 7th 2022 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and return the form below, including your signature, and must be returned no later than 5:00 PM on Monday, June 6th 2022.

Mail: City of La Vernia
Brittani Coble
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: bporter@lavernia-tx.gov

If you have questions, please call Brittani Porter at (830) 779-4641 ext. 3

Brittani Coble, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (in favor) (opposed to) the proposed re-plat at 100 Wiseman Ln. LOT 302 (PT), City of La Vernia, La Vernia, Texas 78121.

Name: _____

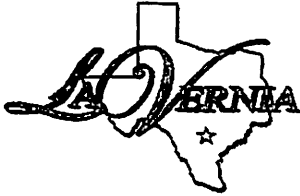
Address: _____

Signature: _____

Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.



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

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

1. PROPOSED SUBDIVISION NAME: Woodbridge Farms Commercial Phase IV UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: FM 775 / Woodbridge Dr

ACREAGE: total of 8.365 NO OF LOTS: EXISTING 2 PROPOSED 22 24

REASON FOR PLATTING/REPLATTING to combine lots / allow for development of commercial and residential

2. OWNER/APPLICANT: MJS Development (Jeanine Schoenert)

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

ADDRESS: 4395 FM 775 La Vernia, Texas 78121

Telephone: _____ Fax: _____ Mobile: 210-508-8060 Email: jschoe1047@aol.com

3. LICENSED ENGINEER/SURVEYOR: Camacho-Hernandez & Associates

MAILING ADDRESS: 415 Embassy Oaks, San Antonio, Tx 78216 Ste. _____

TELEPHONE: 210-341-6200 Fax: 210-341-6300 Mobile: _____ Email: arturoc@cha-eng.com

LIST ANY VARIANCE REQUESTED: _____

REASON FOR REQUEST (List any hardships): _____

4. PRESENT USE OF THE PROPERTY Agriculture CURRENT ZONING: C-1

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

- [] Completed application, including signature of owner/applicant and signed waiver.
[] Copy of deed showing current ownership.
[] 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
[] 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 06-01-2012 (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: [Handwritten Signature] Printed Name of Owner/Applicant: Jeanine Schoenert

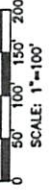
Date: 5-3-22

(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.

FINAL PLAT ESTABLISHING WOODBIDGE COMMERCIAL

BEING A 9.057-ACRE TRACT OF LAND OUT OF THE JUAN DELAIDO SURVEY, SECTION 8, TOWNSHIP 33N, RANGE 12E, COUNTY OF WILSON, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED IN VOLUME 11339, PAGE 280 TO LORREN MORGAN AND RECORDED IN VOLUME 11339, PAGE 280 TO LORREN MORGAN, PRIVATE, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



CURVE	LENGTH	BACKSIGHT	TANGENT	CHORD	CHORD BEARING
C1	114.31	167.81	137.77	114.31	S87°24'10\"
C2	114.31	167.81	137.77	114.31	N87°24'10\"
C3	114.31	167.81	137.77	114.31	S87°24'10\"
C4	114.31	167.81	137.77	114.31	N87°24'10\"

LINE	BEARING	LENGTH	BEARING	LENGTH
1	N59°34'33\"	161.40	N59°34'33\"	161.40
2	N59°34'33\"	161.40	N59°34'33\"	161.40
3	N59°34'33\"	161.40	N59°34'33\"	161.40
4	N59°34'33\"	161.40	N59°34'33\"	161.40

SHARED ACCESS LINES
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SHARED ACCESS LINES OF LOTS 1 AND 2, BLOCK 1, WOODBRIDGE COMMERCIAL, PLAT AS SHOWN ON THE ATTACHED MAP, ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, AND THAT THE SHARED ACCESS LINES ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, AND THAT THE SHARED ACCESS LINES ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP.



LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- ROAD 1/4\"
 - 1/4\"
 - ROAD TRUST TYPE I EASEMENT
 - TEMPORARY EASEMENT
 - LOCATION FOR CONSTRUCTION

KEYED NOTES

- 1 EXISTING VARIABLE-WIDTH UTILITY EASEMENT (VOL. NO. 10897, P. 24, R. 1)
- 2 1/4\"
- 3 VARIABLE-WIDTH UTILITY EASEMENT
- 4 1/4\"
- 5 1/4\"
- 6 20' ROAD AND PAVED EASEMENT (VOLUME 472, PAGE 154, S.P.A.R.C.1)
- 7 20' ROAD AND PAVED EASEMENT (VOLUME 472, PAGE 154, S.P.A.R.C.1)
- 8 20' ROAD AND PAVED EASEMENT (VOLUME 472, PAGE 154, S.P.A.R.C.1)
- 9 20' ROAD AND PAVED EASEMENT (VOLUME 472, PAGE 154, S.P.A.R.C.1)

OWNER'S CERTIFICATE

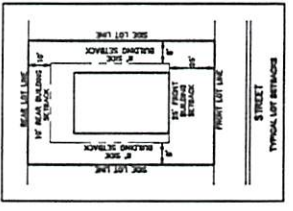
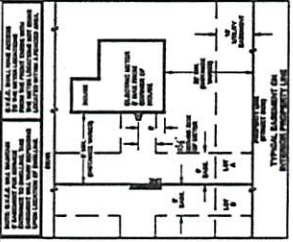
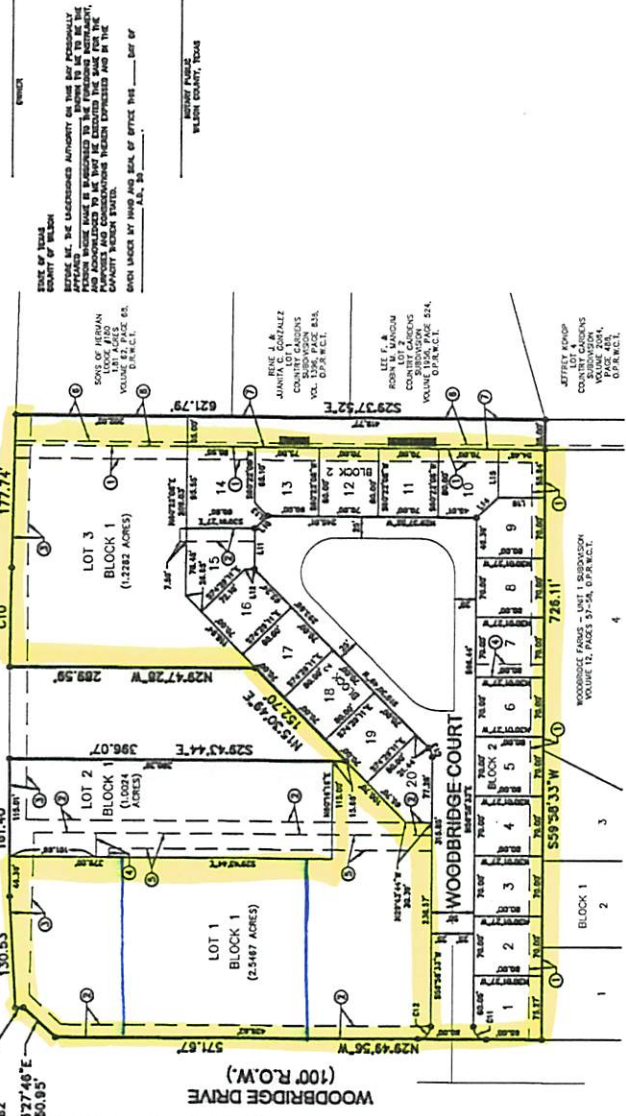
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OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SHARED ACCESS LINES OF LOTS 1 AND 2, BLOCK 1, WOODBRIDGE COMMERCIAL, PLAT AS SHOWN ON THE ATTACHED MAP, ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, AND THAT THE SHARED ACCESS LINES ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, AND THAT THE SHARED ACCESS LINES ARE TO BE USED BY THE PUBLIC FOR THE PURPOSES OF ACCESS TO THE TRACT OF LAND SHOWN ON THE ATTACHED MAP.

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CDJ MURRY ENGINEERS & SURVEYORS
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Toll Free: 1-800-878-1733



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of MJS Development, LLC.

Property: total of 8.365 acres +/- acres, Lot 441K and 475 Bluebonnet Rd, Tract 57 (U-1) - (recently annexed)

Request: to create residential & commercial development

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. **However, the zoning of your property will not be affected.** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Commissioners in making their decision.

Public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday June 7th, 2022 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and return the form below, including your signature, and must be returned no later than 5:00 PM on Monday, June 6th, 2022.

Mail: City of La Vernia
Brittani Coble
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: bporter@lavernia-tx.gov

If you have questions, please call Brittani Porter at (830) 779-4541 ext. 3.

Brittani Coble, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (in favor) (opposed to) the proposed re-plat of the 8.365 acres - City of La Vernia Lot 441 K & 475 Bluebonnet Rd (recently annexed), La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.