



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

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

October 18th, 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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission chairman 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 minutes from the September 13th, 2022 – Joint meeting

B. Approve minutes from the October 11th, 2022- Joint meeting

5. Public Hearing/Consider Action

A. Public hearing regarding the re-zone of First Baptist Church of La Vernia (from R1 to PI) CITY OF LA VERNIA, LOT 324-325-326-327, LOCATED AT 201 S CREWS ST LA VERNIA, TX 78121 CITY OF LA VERNIA, LA VERNIA, TEXAS

a. Open Public Hearing

b. Requestor presentation

c. Receive Public Comments

d. Close Public Hearing

e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-02 approving the rezone of First Baptist Church.

- B. Public hearing regarding re-zone and PDD – Woodbridge Courts CITY OF LA VERNIA, LOT 441K, ACRES 7.590, WHICH WILL BE KNOWN AS 2.70 ACRES OF LAND GENERALLY LOCATED FROM 100 to 176 WOODBRIDGE COURT OF LA VERNIA, LA VERNIA, TEXAS**
- a. Open Public Hearing
 - b. Requestor presentation
 - c. Receive Public Comment
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-01 approving the rezone and PDD of Woodbridge Estates
- C. Public hearing regarding an SUP for a drive-thru for the property SPECIFICALLY KNOWN AS 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121, OWNED BY COLUMBIA REALITY LIMITED, SPECIFICALLY KNOWN AS FIRSTMARK BANK**
- a. Open Public Hearing
 - b. Requestor presentation
 - c. Receive Public Comments
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-04 approving the SUP of Firstmark Bank
- D. Public hearing regarding an SUP for an Accessory Structure larger than code allows for the property Grace Bible Church SPECIFICALLY KNOWN AS, 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121, SPECIFICALLY KNOWN AS GRACE BIBLE CHURCH.**
- a. Open Public Hearing
 - b. Requestor presentation
 - c. Public Comm
 - d. Close Public Hearing
 - e. Discuss and consider a recommendation to City Council regarding Ordinance No. 102022-03 approving the SUP of Grace Bible Church.

6. Commissioner and Staff Requests for Future Agenda Items

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 leaves 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 §551.087 (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 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 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 October 14, 2022 at 5:00 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in blue ink that reads "Lindsey Wheeler". The signature is written in a cursive style and is positioned above a horizontal line.

Lindsey Wheeler, City Secretary



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

Joint City Council & Planning and Zoning Workshop

September 13, 2022
6:10-8:10 PM

Minutes

- 1. Call to Order-** Mayor Poore and Board president Hennette called the City Council and Planning and Zoning meeting to order at 6:10 PM and declared a quorum. Members absent: Commissioner Rauschuber.

2. Presentation

- A.** Staff will present a proposed plan to revise the current zoning map to include property into the Public Institutional District in accordance with the future land use map

Staff introduces their initiative to re-zone certain districts in town into the PI (Public Institutional) district, following which Commissioner Rauschuber arrived at 6:15 pm

3. Discussion

- A.** Discuss and consider revisions to section 38-403. of the current code of Ordinances, Landscaping Standards, referencing commercial screening standards, and standards for commercial properties bordering residential properties

Staff indicates that this particular discussion regarding Landscaping Standards was put on the agenda at the request of the members of the Planning and Zoning board, Chairman Jenni Hennette presented her concerns regarding landscaping requirements compliance at various properties in town. The council members and Commissioners recommended making a list of which properties in town they thought were out of compliance and would like to discuss it further at a forthcoming workshop.

- B.** Discuss proposed amendments to chapter 26 of the City Code of Ordinances referencing signs

- 1.** Staff recommends amending section 26-101.1 to establish a definition for the term “neon sign” where one does not currently exist, which they recommend be defined as “signs that are electrically lighted by long luminous gas-discharge tubes that contain rarefied neon or other gases”

Staff presented their proposed definition for the term “neon sign,” The Council members and Commissioners suggested that the definition be more stringent and pointed to include not only neon signs, but other types of bright lighting that one might affix to their building, Bryce Cox, a planner working in conjunction with city staff said that he would work with city staff at some

possible code revisions to accomplish this goal, such as, only allowing hooded, or shielded lights. All groups present would like to discuss it further at a forthcoming workshop.

2. Staff recommends amending section 26-111., Prohibited Sign Types, to prohibit neon signs where it currently does not

The Council members and Commissioners recommend that the staff first widen their definition of neon, and then prohibit neon lights and other potentially overly bright lights, and would like to discuss it further at a forthcoming workshop.

3. Staff recommends amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to rather allow for a maximum of 35 feet in height

The Council members and Commissioners were in favor of the staff's recommendation to increase the max sign height requirements for single commercial buildings from 25 feet to 35 feet and to still allow property owners to go through the SUP/ variance process if they wish to surpass 35 feet in height. Though they did express concern regarding the enforcement of sign ordinance policies, and thus, would like to discuss it further at a forthcoming workshop.

C. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to Public Institutional Zoning

1. Staff recommends amending section 38-104., Definitions, to allow for a definition of the term Public Institutional Zoning, which we recommend be defined as "land to be used for the purpose of city-government, public educational, and places of worship infrastructure" where a definition of the Public Institutional zoning does not currently exist

The staff advised that they would like to withdraw this recommendation, thus, it was not presented.

2. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to section B, staff recommends changing the allowance of "accessory building to main use" from not permitted to permitted in the Public Institutional zoning district

The Council members and Commissioners are in favor of the staff's initiative to change the accessory structure allowance from not permitted to permitted in the Public Institutional zoning district so long as all who apply for an accessory structure continue to follow all other ordinances.

3. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to sections B, C, D, E, F, G, and, H, staff recommends removing all permitted uses from the Public Institutional district that do not fit into the three proposed defined categories (City- government, public educational, and places of worship owned facilities.)

Bryce Cox, the city planner working alongside city staff, mentioned that the use of the property is what matters rather than the ownership of the property, thus if the school district or the city were to build a welding shop in their (potentially PI zoned property) area, they would be able to do so because the use of such welding shop would be to serve the mission of the school or city (in this hypothetical scenario.) Thus, a commercial welding shop would not be permitted, but that would not prevent a welding shop from being developed if being used by the entities allowed within the proposed PI zone district. Bryce Cox also reminded staff and council that the re-zone applications are always discretionary and will continue to be mad to go through an application process. With this in mind, the Council members and Commissioners were in favor of the staff's initiative to remove all uses that were not educational, governmental, and worship oriented from the existing PI district in the existing permitted use chart. Though they would like to discuss it further at a forthcoming workshop.

D. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to parking standards

1. Staff recommends amending section 38-402., Off-street Parking and Loading Requirements Where the section currently states *Required off-street parking shall be on a paved concrete or asphalt parking space surface. Except for residential lots greater than one acre in size, all driveways and drive approaches shall be a paved concrete or asphalt surface*, the staff recommends allowing for interlocking concrete permeable pavers and flexible plastic grid paver systems as an option for all off-street parking in all commercial, and public districts, as well as for residential lots greater than one acre in size and still require that all drive approaches be a paved concrete or asphalt surface

The Council members and Commissioners suggest that due to aesthetics, and the preference that they stay in sync with current conditions, they would recommend that staff only allow for permeable concretes to be allowed, but no plastic options. They would like to discuss it further at a forthcoming workshop.

E. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to accessory structures

1. Staff recommends amending section 38-410., Accessory Structures, Specifically section (B) Commercial, Item (1D,) where the code currently states that zone districts General Professional (GP), Commercial District (C-1), and Central Business District (C-B) shall comply with the following standards, Accessory buildings under 400 square feet are prohibited and Accessory buildings over 400 square feet require a specific use permit and the architecture and exterior finish must conform to the principal building, staff recommends we amend this section to allow for a square footage range for accessory structures that would be allowable in this these zone districts

The staff indicated that they would like to amend their recommendation to require all applicants for an accessory structure in the General Professional (GP), Commercial District (C-1), and Central Business District (C-B) to apply for an SUP rather than the written recommendation that Council and the Board allow for a square footage range. The Council members and Commissioners were in favor of this amended recommendation. However, Bryce Cox indicated that he would work with city staff regarding the legality of this initiative. Thus, they would like to discuss it further at a forthcoming workshop.

F. Discuss future development projects

1. Discuss a potential Planned Development (PD) to be developed at Woodbridge Farms phase 4 (Silos at Woodbridge)

The staff presented the proposed planned development to the Council members and Commissioners and indicated that it is intended to be a garden home development

2. Discuss a potential outdoor cottage shopping center to be developed behind MAC Medspa

The staff presented the potential for the development of an open-air shopping center behind MAC med spa, and that the developer was not intending to re-plat, but rather add additional “primary structures” as an extension of the existing development, and thus could potentially use the same entry/exit point as being presently used. Bryce Cox spoke to the legality of this and saw it as non-problematic, though, he reminded staff and the Council members and Commissioners that the project would still need to go through plan review and permitting to define the applicability of the development from a building code perspective. The Council and Board members expressed concern for the structural integrity and aesthetics of the proposed development, and thus, they would like to discuss it further at a forthcoming workshop.

3. Discuss a planned re-zoning initiative in which all of the La Vernia City-owned property, all of the LVISD property, and several local church properties would be re-zoned into the PI district

The staff presented to the Council members and Commissioners, their intention to re-zone all of the La Vernia City-owned property, all of the LVISD property, and several local church properties into the PI district, and the likelihood that they would do a townwide notice due to most of the town being within the 200-foot radius to one or more of the proposed re-zone properties. Bryce Cox indicated that he will continue to work alongside city staff as they work through this initiative, and thus, the staff will discuss it further at a forthcoming workshop.

4. Adjourn

Councilman Oates and Commissioner Jacobs made a motion to adjourn the meeting, seconded by Councilman Gilbert and Commissioner Tanneberger. The meeting was adjourned at 8:06 PM and all members were in favor.

Martin Poore, Mayor

Jenni Hennette, Chairman

Lindsey Wheeler, City Secretary



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121
Joint City Council & Planning and Zoning Workshop

October 11, 2022
6:00-8:00 PM

Minutes

1. Call to Order- Mayor Poore called the City Council and Planning and Zoning meeting to order at 6:01 PM and declared a quorum. Councilwoman Hutchinson absent. The Planning and Zoning Commission did not have a quorum. Members absent: Commissioner Rauschuber', Commissioner Witherell, and Chairman Hennette.

2. Discussion

A. Discuss and consider the current code of Ordinances, Landscaping Standards, referencing commercial screening standards, and standards for commercial properties bordering residential properties

Councilwoman Hutchinson arrived at 6:03 pm. City staff, Councilmembers, and Commissioners decided to have no conversation on this line item.

B. Discuss proposed amendments to chapter 26 of the City Code of Ordinances referencing signs

1. Discuss amending section 26-101.1 to establish a definition for the term "neon sign," and to define the term "off-premise signs" where the section currently does not

City Staff and Mayor Poore advised that we would not be pursuing a definition for off-premise signs any longer, and thus, this item was not discussed. Councilmembers and Commissioners were in favor of the neon sign definition.

2. Discuss amending section 26-111., Prohibited Sign Types, to prohibit neon signs and to prohibit off-premise signs where the section currently does not

City Staff and Mayor Poore advised that we would not be pursuing prohibiting off-premise signs any longer, and thus, this item was not discussed. Councilmembers and Commissioners were in favor of prohibiting neon signs.

3. Discuss amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to increase the height and change sign type regulations

Councilmembers and Commissioners were in favor of increasing the max height of signs along the US HWY 87 corridor to 35 feet while leaving the max sign height in other areas of the city at 25 feet, with the exception of the Chihuahua St corridor (Downtown District) in which only monument signs and hanging signs will be allowed. Councilmembers and Commissioners are in favor of the staff-recommended definition for the term hanging sign, under the condition that staff revises the section of said definition that states “fixed to prevent swinging” to allow for swinging.

C. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to Public Institutional Zoning

1. Discuss amending section 38-302, Permitted Use Chart, specifically related to section B, accessory structures

Councilmembers and Commissioners had no further comments on this item after discussing it at the previous meeting, thus, it was not discussed

2. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to sections B, C, D, E, F, G, and, H, as it relates to the PI district

Councilmembers and Commissioners had no further comments on this item after discussing it at the previous meeting, thus, it was not discussed

D. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to parking standards

1. Discuss amending section 38-402., Off-street Parking and Loading Requirements to include a permeable option.

Councilmembers and Commissioners were in favor of allowing for interlocking concrete permeable pavers, or porous, pervious or permeable pavement parking space surface (with no plastic permeable grids allowed.)

E. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to mobile businesses

1. Discuss amending Sec. 38-104. -Definitions,

A. Amend the definition of *Mobile food Vendor*

Councilmembers and Commissioners would like the staff to revise their proposed definition of the term mobile food vendor to read as it currently does without the addition of “these types of vendors must roll up and roll out daily” and rather, to include “these types of vendors must roll up and roll out daily” into a descriptive paragraph regarding mobile food vendors.

B. Create a definition for the term mobile vendor (nonfood related)

Councilmembers and Commissioners were in favor of the staff’s proposed definition of the term mobile vendor (non-food.)

3. Adjourn- Councilwoman Hutchinson made a motion to adjourn the meeting, seconded by and Councilwoman Recker. The meeting was adjourned at 7:11 PM and all members were in favor.

Martin Poore, Mayor

Marlin Tanneberger, Commissioner

Lindsey Wheeler, City Secretary

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name First Baptist Church of La Vernia (FBCLV)

Mailing Address PO Box 279, La Vernia TX 78121

Telephone 830-253-1239 Fax _____ Mobile 210-414-9473 Email Devin@FBCLV.com

Property Address/Location 201 S Crews, La Vernia TX

Legal Description
Name of Subdivision Wilson County Appraisal District as Property ID # 27577 (201 South Crews Street - 1.7218 acres)

Lot(s) 324,325,326,327 Block(s) _____ Acreage 1.7218 acres

Existing Use of Property Religious Organization, 501(c)(3) Non-profit, Worship, Fellowship, Education

Proposed Use of Property (attach additional or supporting information if necessary) No change from current use.

Zoning Change Request: Current Zoning Residential Proposed Zoning Public

If "PDD Planned Development District", check if: Concept Plan _____ or Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____

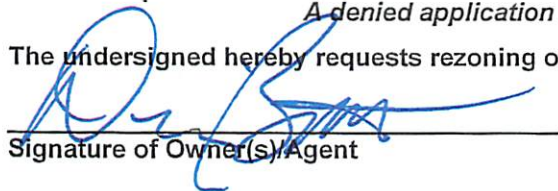
FBCLV desires to setup additional primary structures on the subject property as described by the attached documentation. City of LV has indicated their desire is to rezone churches as Public and that such rezoning would allow FBCLV to proceed with the installation and use of these additional primary structures which will be used as classrooms.

Attachments:

- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- _____ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- _____ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:


Signature of Owner(s)/Agent

15 Sep 2022
Date

For Office Use Only	
Date of Publication _____	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____	Date of Council Public Hearing _____
Ordinance No. _____	Approved _____ Denied _____



First Baptist Church of La Vernia

love | live | lead

PO Box 279 | 201 S Crews Street
La Vernia, Texas 78121
FBCLV.com | info@FBCLV.com
830-253-1239

Dr. Josh Walters, Senior Pastor

September 11, 2022

Subject: Rezoning of Church Property and Installation of Pre-fab Classroom Buildings

Property Legal Description: Wilson County Appraisal District Property ID # 27577
(201 South Crews Street - 1.7218 acres),
La Vernia Zoning Map Lots: 324,325,326,327

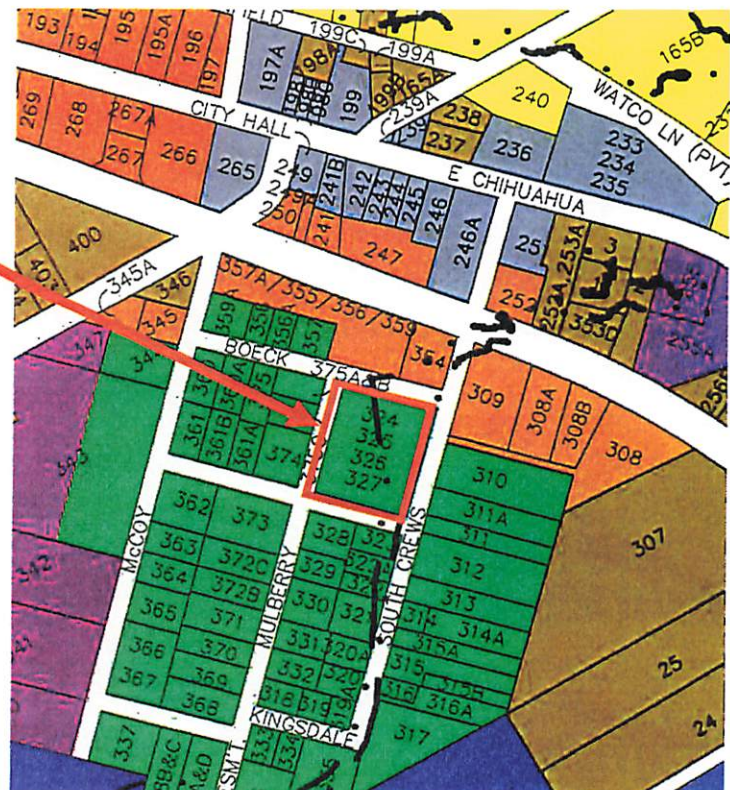
Reference: La Vernia Zoning Map dated March 2020

Verification Request: FBCLV requests a Zoning Verification Letter from the City of La Vernia

FBCLV desires to install and use three pre-fab buildings as classrooms. These buildings will have electricity, but will not have a concrete foundation nor plumbing. Please see the attached diagram of the proposed locations of these new structures.

The City of La Vernia has indicated their desire to rezone churches as Public and that such rezoning would allow FBCLV, not only to continue to use our property as in the past, but will allow us to proceed with the installation and use of these additional primary structures.

FBCLV is applying to the City of La Vernia to rezone our property located at 201 S Crews Street as described in Property Legal Description above and as shown on the excerpt of the La Vernia Zoning Map (at right) dated March 2020 as indicated by the red rectangle. See also the Wilson County Appraisal District map below.

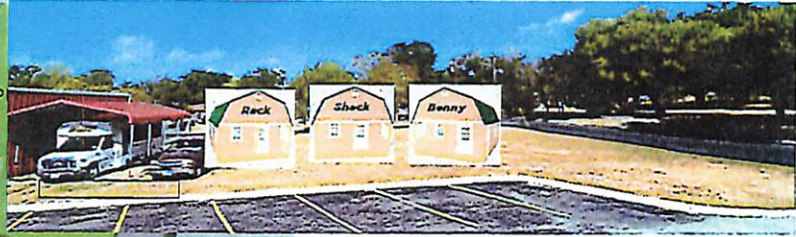


First Baptist Church
201 S Crews St
PO Box 279
La Vernia, TX 78121
830-253-1239



Proposal to install three pre-fab cabins to be used as classrooms to be placed in the grassy area as indicated by the red rectangles to the left. They would have window air conditioners, but will not have a concrete foundation or plumbing.

Two 16x24 structures and one 16x34 structure



As an integral part of this process, FBCLV requests a Zoning Verification Letter from the City of La Vernia indicating that proceeding with the rezoning, as described above, will allow FBCLV to continue to occupy, use, and operate the property in similar ways as it has in the past and will allow FBCLV to install the above described additional primary structures for use as classrooms.

Please direct questions to the undersigned. Thank you for your consideration.

Respectfully,

Devin Buts, Associate Pastor / Business Administrator
First Baptist Church of La Vernia
210-414-9473
Devin@FBCLV.com



First Baptist Church of La Vernia love | live | lead

PO Box 279 | 201 S Crews Street
La Vernia, Texas 78121
FBCLV.com | info@FBCLV.com
830-253-1239

Dr. Josh Walters, Senior Pastor

Authority of Representation

September 11, 2022

Subject: Agent Authority for Devin Butts from
First Baptist Church of La Vernia

First Baptist Church of La Vernia (FBCLV) hereby grants authority as Agent for FBCLV to Mr. Devin Butts, FBCLV Associate Pastor / Business Administrator, to represent FBCLV in all business with the City of La Vernia in regard to FBCLV properties. This includes all zoning, building, development, demolition, and other business required by the City of La Vernia relating to our properties in La Vernia Texas. This authority as agent shall continue during Mr. Butts' tenure as Business Administrator for FBCLV.

First Baptist Church properties currently include the five Wilson County Appraisal District Property IDs listed at right.

This authority is granted by an affirmative vote on September 11, 2022 by the ruling body of FBCLV, the Church Council, which has been duly elected to conduct the business of the church as defined by the First Baptist Church Bylaws, as adopted August 2015 and most recently updated December 2021.

Property ID: 27577 Legal
Description: CITY OF LA
VERNIA, LOT 324-325-326-327
Geographic ID: 3000-
03000-32400

Property ID: 27610 Legal
Description: CITY OF LA
VERNIA, LOT 354
Geographic ID: 3000-
03000-35400

Property ID: 27559 Legal
Description: CITY OF LA
VERNIA, LOT 309 (LOT 2 BLK
4), ACRES .934
Geographic ID:

Property ID: 27560 Legal
Description: CITY OF LA
VERNIA, LOT 310 (LOT 3 BLK
4), ACRES .997
Geographic ID:

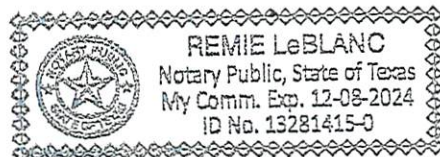
Property ID: 41767 Legal
Description: CITY OF LA
VERNIA, LOT 440D, ACRES 15.
Geographic ID: 3000-
03000-44006

Date: 9/13/2022

Melanie Lewis, Church Council Chairperson
First Baptist Church of La Vernia

This instrument was acknowledged
before me on

September 13, 2022
by Melanie Lewis.


Notary Public, State of Texas



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of First Baptist Church of La Vernia

Property: CITY OF LA VERNIA, LOT 324-325-326-327, located at 201 S CREWS ST LA VERNIA, TX 78121

Request: From present classification of R-1 Single Family District to PI Public Institutional

Current Zoning: R-1

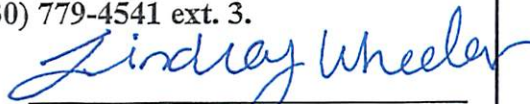
Proposed: PI Public Institutional

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 Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 18th, 2022, at 6:30 PM, and City Council on Thursday, October 20th, 2022 at 6:30 PM. Both meetings will be held at La Vernia City Hall Council Chambers, 102 E. Chihuahua La Vernia, Tx 78121, and are open to the public. To submit written comments please complete the information below, including your signature, and return by October 14th, 2022 to:

Mail: City of La Vernia
Lindsey Wheeler
PO Box 225
La Vernia, Tx 78121
Email: lboyd@lavernia-tx.gov

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


Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (**in favor**) (**opposed**) to the proposed Re-Zone for the property described as CITY OF LA VERNIA, LOT 324-325-326-327, located at 201 S CREWS ST LA VERNIA, TX 78121

Name: _____

Address: _____

Signature: _____

Date: _____

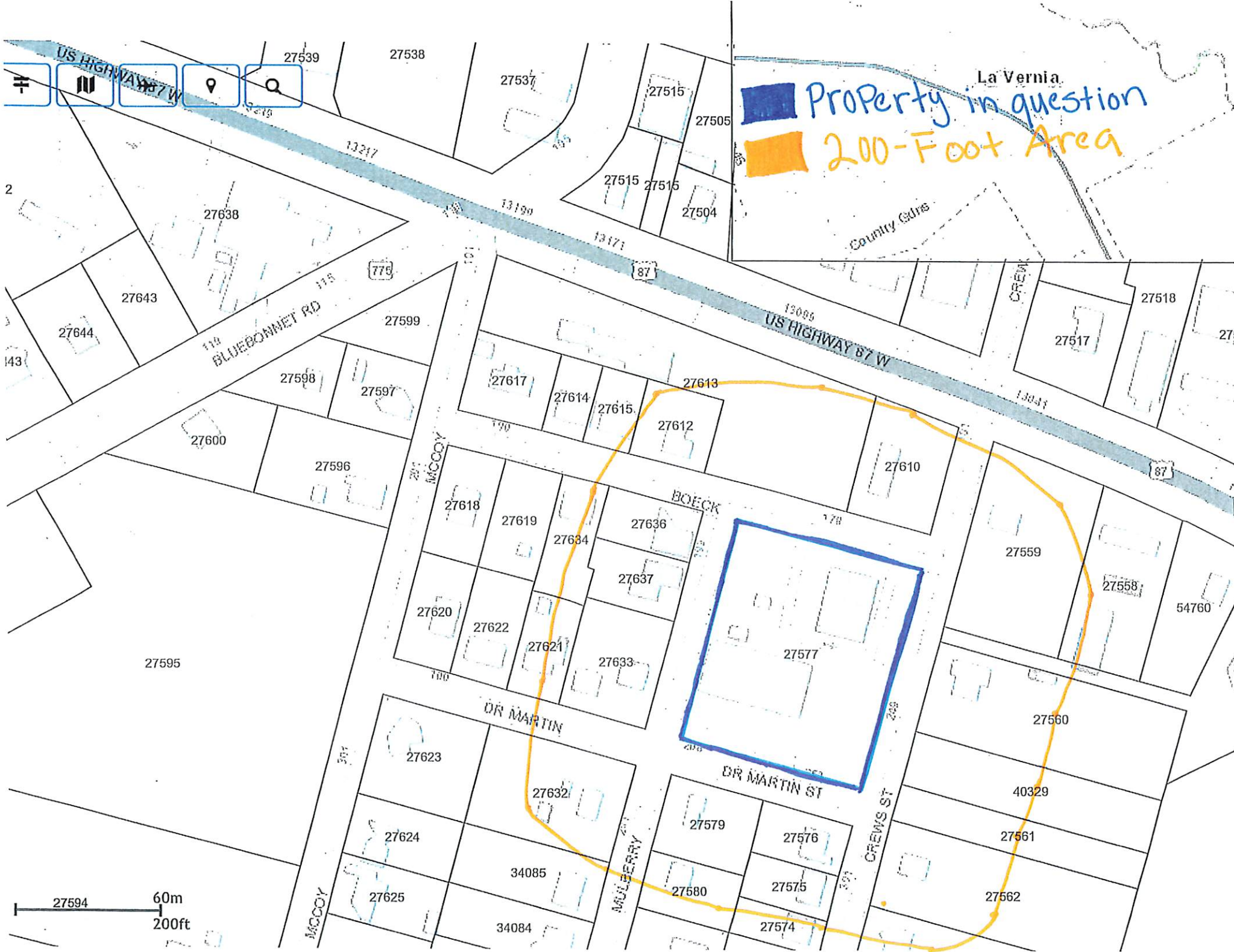
Comments: _____

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



La Vernia

Property in question
200-Foot Area



NULL JONATHAN & ANDREA
108 BOECK ST
LA VERNIA, TX 78121

SELLERS MICHAEL & STACY
109 MULBERRY
LA VERNIA, TX 78121

PMB 131
2935 THOUSAND OAKS DR STE 6
SAN ANTONIO, TX 78247-3564

FIRST BAPTIST CHURCH LA VERNIA
PO BOX 279
LA VERNIA, TX 78121-0279

ROSE WILL
PO BOX 430
LA VERNIA, TX 78121-0430

Mailed on 09-26-22

As of 10-14-22

1-In Favor
0-opposed

23 mailed

MARSHALL PAUL J & MISTI M
105 MULBERRY
LA VERNIA, TX 78121

CIOMPERLIK CLINTON A & ELENA L
176 WOODLANDS DR
LA VERNIA, TX 78121

JACKSON WELDON & GEORGIANA
3712 SANDY ELM
LA VERNIA, TX 78121

TANKERSLEY KASIE FEY
205 DR MARTIN ST
LA VERNIA, TX 78121

BIPPERT BRIAN E & PASCALLE C
202 DR MARTIN
LA VERNIA, TX 78121-4641

FORBIS PAMELA H & CHARLES D
PO BOX 869
LA VERNIA, TX 78121

TROWBRIDGE CHARLIE & GINA
206 MULBERRY
LA VERNIA, TX 78121-4636

BENNETT JAYSON & DEBORAH
1481 CR 357
ADKINS, TX 78101

HEIMBECKER JOHN
110 NAVAJO CIRCLE
CIBOLO, TX 78108

HESTER PATSY J
303 S CREWS ST
LA VERNIA, TX 78121-4634

ROATH BENJAMIN E & LESLIE
301 S CREWS ST
LA VERNIA, TX 78121

RANGEL MARTIN

314 CREWS
LA VERNIA, TX 78121-0393

ARREDONDO LYDIA V & JESSE R
PO BOX 246
LA VERNIA, TX 78121

ARREDONDO LYDIA V
PO BOX 246
LA VERNIA, TX 78121

ARREDONDO JESSE & LYDIA
PO BOX 246
LA VERNIA, TX 78121-0246

FIRST BAPTIST CHURCH LA VERNIA
PO BOX 279
LA VERNIA, TX 78121-0279

FIRST BAPTIST CHURCH LA VERNIA
PO BOX 279
LA VERNIA, TX 78121-0279

NIEDZWIEDZ UMYC LLC
234 W BANDERA RD #120
BOERNE, TX 78006

Legal Public Notice
NOTICE OF PUBLIC HEARINGS

PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION

LA VERNIA PLANNING AND ZONING COMMISSION
AND
LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 18th day of October 2022; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 20th day of October 2022; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change in Zoning Classification for property described as follows:

From the present classification of R-1 Single Family District to PI Public Institutional,
CITY OF LA VERNIA, LOT 324-325-326-327, located at 201 S CREWS ST
LA VERNIA, TX 78121

ORDINANCE NO. 102022-02

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION TO PUBLIC INSTITUTIONAL (PI) CITY OF LA VERNIA, LOT 324-325-326-327, LOCATED AT 201 S CREWS ST LA VERNIA, TX 78121 CITY OF LA VERNIA, LA VERNIA, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as Single Family (R-1); and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to Public Institutional (PI) and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning on affected properties and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of affected properties will not adversely affect the character of the area of the neighborhood in which it is proposed to locate; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. That Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from present classification of Single Family (R-1) to Public Institutional (PI) for the following property:

1. CITY OF LA VERNIA, LOT 324-325-326-327, LOCATED AT 201 S CREWS ST LA VERNIA, TX 78121 CITY OF LA VERNIA, LA VERNIA, TEXAS

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 20th DAY OF OCTOBER, 2022.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Lindsey Wheeler, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name MJS Development/ Jeanine Enterprise

Mailing Address 4395 FM 775 La Vernia, Texas 78121

Telephone _____ Fax 210-568-2889 Mobile 210-508-8060 Email jschoe1047@aol.com

Property Address/Location 100 - 176 Woodbridge

Legal Description
Name of Subdivision See Attached

Lot(s) See Attached Block(s) See Attached Acreage 2.69

Existing Use of Property Commerical

Proposed Use of Property (attach additional or supporting information if necessary) Garden Homes

Zoning Change Request: Current Zoning C-1 Proposed Zoning PDD

If "PDD Planned Development District", check if: Concept Plan _____ or Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____
Requesting a PDD to allow for a front setback of 20 feet versus 25 feet.

Attachments:

- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- _____ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- _____ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Jeanine Schoenert
Signature of Owner(s)/Agent

9-15-2022
Date

For Office Use Only	
Date of Publication _____	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____	Date of Council Public Hearing _____
Ordinance No. _____	Approved _____ Denied _____

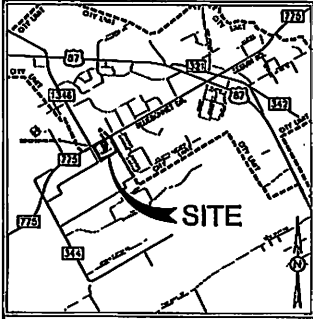
Exhibit C

“The Development Standards”

WOODBIDGE ESTATES PDD

Property within the Woodbridge ESTATES PDD will develop in accordance with the base zoning of Commercial (C-1) with modifications to the dimensional requirements and the current City of La Vernia Code as amended for all other code requirements and specifications. The dimensional requirements change will be as follows:

Minimum Lot Size and Dimensions			Minimum Yard Setback			Minimum Height
Area Sq ft	Width ft	Depth ft	Front ft	Side ft	Rear ft.	Max Height ft.
5000	25	80	20	5	5	30



LOCATION MAP
NOT-TO-SCALE

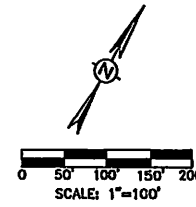
LINE	LENGTH	BEARING
L10	24.17	N142°29'30"W
L11	11.07	N00°00'00"W
L12	11.07	N00°00'00"W
L13	24.17	N142°29'30"W
L14	24.17	N142°29'30"W
L15	24.17	N142°29'30"W
L16	24.17	N142°29'30"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD BEARING
C10	118.43	549.21	58.23	179.79	118.43	S22°33'00"W
C11	21.51	10.76	10.76	90.00	21.51	S17°30'00"W
C12	21.51	10.76	10.76	90.00	21.51	S17°30'00"W
C13	118.43	549.21	58.23	179.79	118.43	N22°33'00"W

LOT #	BLOCK	AREA SF.	AREA ACRES
1	1	2,567	0.059
2	1	2,567	0.059
3	1	2,567	0.059
4	1	2,567	0.059
5	1	2,567	0.059
6	1	2,567	0.059
7	1	2,567	0.059
8	1	2,567	0.059
9	1	2,567	0.059
10	1	2,567	0.059
11	1	2,567	0.059
12	1	2,567	0.059
13	1	2,567	0.059
14	1	2,567	0.059
15	1	2,567	0.059
16	1	2,567	0.059
17	1	2,567	0.059
18	1	2,567	0.059
19	1	2,567	0.059
20	1	2,567	0.059

SHARED ACCESS NOTES:

1. THERE SHALL BE SHARED ACCESS BETWEEN THE COMMON LOT LINES OF LOTS 1 AND 2, BLOCK 1, THESE PARCELS/PORTS SHALL ALLOW AS APPROVED BY BOTH LOT OWNERS, LOT 2, BLOCK 1, SHALL RECEIVE SURFACE DRAINAGE RUNOFF BY WAY OF GULLY FROM LOT 1, BLOCK 1, SHARED ACCESS IS PROPOSED TO BE MAINTAINED FOR PROPERTY OR AS LONG AS BOTH OWNERS AGREE TO TENURE AGREEMENT.



FINAL PLAT ESTABLISHING WOODBRIDGE COMMERCIAL

BEING A 9.057-ACRE TRACT OF LAND OUT OF THE JUAN DELGADO SURVEY, SECTION 0, ABSTRACT 8, WILSON COUNTY, TEXAS, SAME TRACT ALSO A PART OF A 141-ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 1339, PAGE 330 TO LOREN HICKMAN FRYAR, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

LEGEND

- FOUND 1/2" IRON ROD (AS NOTED)
- 1/2" IRON ROD WITH ORANGE CAP STAMPED "TIL AND PROPERTY CORNER"
- FOUND TYPED TYPE I MONUMENT
- TEMPORARY NAIL SET AT LOCATION FOR CONSTRUCTION

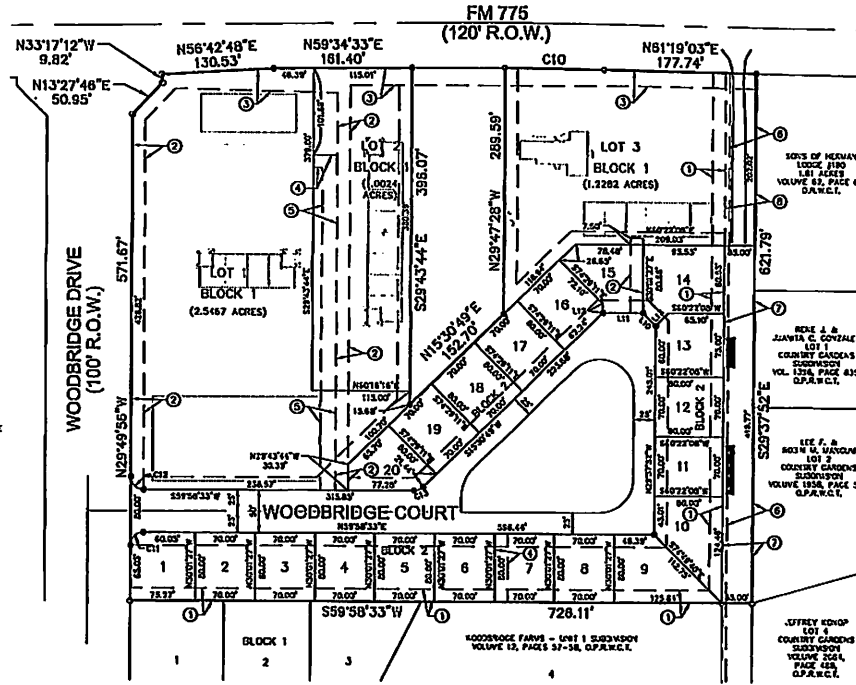
KEYED NOTES

- ① COSTING VARIABLE-NORTH UTILITY EASEMENT (VOL. 82, P. 64, D.P.M.C.T.)
- ② 15' UTILITY EASEMENT
- ③ VARIABLE-NORTH UTILITY EASEMENT
- ④ 15' DRAINAGE EASEMENT
- ⑤ 15' DRAINAGE EASEMENT
- ⑥ 30' ROAD AND ADJACENT CURVE, VOLUME 476, PAGE 133, D.P.M.C.T.
- ⑦ 30' RIGHT-OF-WAY DEED TO THE CITY OF LA VONNA (0.3376 ACRES)
- ⑧ 30' PROCESS-EXPRESS EASEMENT FOR THE COUNTY OF THE CITY OF LA VONNA

SUBJECTS NOTES:
THE CORNERS FOR THIS SURVEY IS COORD. NORTH, TEXAS STATE PLAT COORDINATE SYSTEM, NAD 83 (2011), TEXAS SOUTH ZONE, ZONE (221).

DAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Engineering - Planning - Transportation - Field Services
415 Embassy Oaks, Suite 203
San Antonio, Texas 78210
Phone: (210) 341-0200, Fax: (210) 341-0300
TSP# FTM No. F-0478

CDS MUERY ENGINEERS & SURVEYORS
100 NE LOOP 401, STE. 300, SAN ANTONIO, TEXAS 78210
PHONE, F-1733
TSP# NO. 100485-00



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BENEVOLENT DONOR, TO THE CITY OF LA VONNA, TEXAS AND WHOLE HEREIN IS SUBMITTED HERETO, HERETOFORE FOR THE USE OF THE PUBLIC FOREVER ALL RIGHTS, ALLEYS, EASEMENTS, RIGHTS, PRIVILEGES, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN, EXCEPT FOR THOSE AREAS DESIGNATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENTS, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ SHOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC
WILSON COUNTY, TEXAS

OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BENEVOLENT DONOR, TO THE CITY OF LA VONNA, TEXAS AND WHOLE HEREIN IS SUBMITTED HERETO, HERETOFORE FOR THE USE OF THE PUBLIC FOREVER ALL RIGHTS, ALLEYS, EASEMENTS, RIGHTS, PRIVILEGES, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN, EXCEPT FOR THOSE AREAS DESIGNATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENTS, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ SHOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC
WILSON COUNTY, TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE UTILITIES TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF LA VONNA SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE USUAL REQUIREMENTS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JTL, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

ACCEPTED THIS _____ DAY OF _____, 2011
BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VONNA, TEXAS.

CHAIRMAN _____

STATE OF TEXAS
COUNTY OF WILSON

CLERK _____

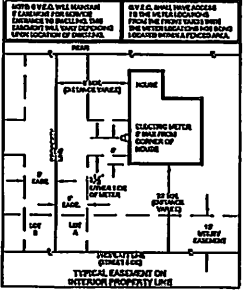
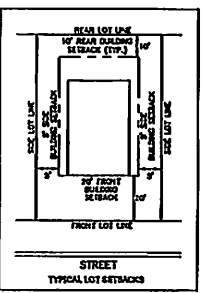
DATE PLAT FILED: _____

MAP AND PLAT RECORDS VOLUME _____ PAGE(S) _____

EVA S. MARTINEZ, COUNTY CLERK

BY _____

PREPARED: 6/26/22 SHEET 1 OF 1



QUADRALE VALLEY ELECTRIC COOPERATIVE (QVCEC) NOTES FOR RESIDENTIAL LOTS

1. THESE UNDERGROUND SERVICES ARE UTILIZED OVER WELL POSSESS A 6-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 2. OVER SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATIONS NOT BEING WITHIN A FENCED AREA.
 3. ANY EASEMENT DESIGNATED AS A OVER 30-FOOT UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
 4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 5. ALL ELECTRIC EASEMENTS FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSES OF INSTALLING, SERVING, AND MAINTAINING THE ELECTRICAL FACILITIES.
 6. ANY ADJACENT TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES DETAILED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DIRECTION AND THE RECORDING PARTY SHALL BORE ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.
- THIS SUBDIVISION PLAT OF BENEVOLENT DONORSHIP, HAS BEEN SUBMITTED TO AND APPROVED BY QUADRALE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

NOTE FOR QUADRALE VALLEY ELECTRIC COOP., INC.

WOODBRIDGE-COMMERCIAL LOTS				
BLK NUMBER	TRACT NUMBER	9-1-1 ADDRESS	STREET NAME	BLDG/STE'S
1	1	101	Woodbridge Dr	Bldg. A
1	1	101	Woodbridge Dr	Bldg B- Ste #1
1	1	101	Woodbridge Dr	Bldg B- Ste #2
1	1	101	Woodbridge Dr	Bldg B- Ste #3
1	1	101	Woodbridge Dr	Bldg B- Ste #4
1	1	101	Woodbridge Dr	Bldg C- Ste#1
1	1	101	Woodbridge Dr	Bldg C- Ste #2
1	1	101	Woodbridge Dr	Bldg C- Ste #3
1	2	503	Bluebonnet Rd	Ste's 1-7?
1	3	427	Bluebonnet Rd	Bldg A- Ste # 100
1	3	427	Bluebonnet Rd	Bldg A- Ste # 101
1	3	427	Bluebonnet Rd	Bldg A- Apt #200
1	3	427	Bluebonnet Rd	Bldg A- Apt #201
1	3	427	Bluebonnet Rd	Bldg B- Ste #102
1	3	427	Bluebonnet Rd	Bldg B- Ste #103
1	3	427	Bluebonnet Rd	Bldg B- Apt #202
1	3	427	Bluebonnet Rd	Bldg B- Apt #203
2	1	100	Woodbridge Court	
2	2	104	Woodbridge Court	
2	3	108	Woodbridge Court	
2	4	112	Woodbridge Court	
2	5	116	Woodbridge Court	
2	6	120	Woodbridge Court	
2	7	124	Woodbridge Court	
2	8	128	Woodbridge Court	
2	9	132	Woodbridge Court	
2	10	136	Woodbridge Court	
2	11	140	Woodbridge Court	
2	12	144	Woodbridge Court	
2	13	148	Woodbridge Court	
2	14	152	Woodbridge Court	
2	15	156	Woodbridge Court	
2	16	160	Woodbridge Court	
2	17	164	Woodbridge Court	
2	18	168	Woodbridge Court	
2	19	172	Woodbridge Court	
2	20	176	Woodbridge Court	

Sec. 38-202. - Planned Development (PD) Districts.

(a) *General purpose and description.* The planned development district PD district prefix is intended to provide for the combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of the land and buildings in situations where modification of specific provisions of this chapter is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to ensure against misuse of increased flexibility.

(b) *Minimum planned development district size.* No planned development district may be established on any area less than the following in size:

(1) Residential: two acres.

(2) Nonresidential: two acres.

(3) Mixed residential and nonresidential: ten acres.

(c) *Development standards.*

(1) Development standards for each separate planned development district shall be set forth in the ordinance granting the planned development district and may include but shall not be limited to uses, density, lot area, lot width, lot depth, setback depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.

(2) In the planned development district, the particular district to which uses specified in the planned development district are most similar shall be stated in the granting ordinance.

(3) The ordinance granting a planned development district shall include a statement as to the purpose and intent of the planned development district granted therein.

(4) All planned development district applications shall include a specific list of all variances from the standard requirements set forth within the base zoning district and a general statement citing the reason for the planned development district request. An application without this list will be considered incomplete.

(5) The planned development district shall conform to all other chapters, sections and divisions of the ordinance unless specifically exempted in the granting ordinance.

(d) *Conceptual and development plan.*

(1) *Establishing district.* In establishing a planned development district, the city council shall approve and file, as part of the amending ordinance, appropriate plans and standards for

each planned development district. During the review and public hearing process a conceptual plan and a development plan (or detailed site plan) shall be submitted.

- (2) *Conceptual plan.* The applicant shall submit a conceptual plan. The plan shall show the applicant's intent for the use of the land within the proposed planned development district in a graphic manner and shall be supported by written documentation of proposals and standards for development.
- a. A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.
 - b. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include, but is not limited to, the types of uses, topography, and boundary of the planned development area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is used in drafting the final development plan.
 - c. Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the administrative official. If an agreement cannot be reached regarding whether or not a change of detail conforms to the original concept plan, the city council shall determine the conformity.
- (3) *Development plan or detailed site plan.* This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted to the city council for the total area or any section of the planned development district. the development plan shall include:
- a. A site inventory analysis including a scale drawing of existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any

floodprone areas.

- b. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet.
 - c. A site plan in accordance with article I of this chapter.
 - d. A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
 - e. An architectural plan showing elevations and signage style to be used throughout the development may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the administrative official.
- (e) *Criteria for approval.* The planning and zoning commission, in making its recommendation, and the city council, in considering final action on a planned development district, should consider the following criteria:
- (1) Whether the proposed planned development district implements the policies of the adopted comprehensive land plan;
 - (2) Whether the proposed planned development district promotes the health, safety, or general welfare of the city and the safe, orderly, efficient and healthful development of the city;
 - (3) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
 - (4) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
 - (5) The extent to which the proposed planned development district will result in a superior development than could be achieved through conventional zoning; or
 - (6) Other criteria which, at the discretion of the planning and zoning commission and city council are deemed relevant and important in the consideration of the amendment.
- (f) *Amendments.* The administrative official may permit the applicant to make minor amendments to the conceptual plan without the necessity of amending the ordinance that established the planned development district. If the proposed amendments change and/or impact the nature or

purposes of the approved planned development district, whether individually or cumulatively, the administrative official may deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the planned development district. If an applicant wishes to make any amendments to an approved concept plan other than minor amendments approved by the administrative official, the administrative official will submit the amendments to the planning and zoning commission and city council for review and approval as a revised planned development district. Minor amendments shall only be as follows:

- (1) Corrections in spelling, distances and other labeling that do not affect the overall development concept;
- (2) Changes in building position or layout that are less than ten feet or ten percent of the total building project or area;
- (3) Changes in proposed property lines as long as the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent; and
- (4) Changes in parking layouts as long as the number of required spaces and general original design are maintained.

(Ord. No. 120910-01, § 1(ch. 3, § 2), 12-9-2010)



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of MJS Development/ Jeanine Enterprises

Property: Current Legal Description: CITY OF LA VERNIA, LOT 441K, ACRES 7.590, In the future would be known as: 2.70 acres of land generally located from 100 to 176 Woodbridge Court (see supplemental list of addresses attached)

Request: to create a Planned Development (Currently C-1 zoning)

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 Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 18th, 2022 at 6:30pm & City Council on Thursday, October 20th 2022 at 6:30pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., and is open to the public. To submit written comments please complete the information below, including your signature, and return by Friday, October 14th 2022 to:

Mail: City of La Vernia
Lindsey Wheeler
P.O. Box 225
La Vernia, Texas 78121

Email: lbovd@lavernia-tx.gov

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

Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor)** **(opposed to)** the proposed re-zone for the property- Current Legal Description: CITY OF LA VERNIA, LOT 441K, ACRES 7.590, In the future would be known as: 2.70 acres of land generally located from 100 to 176 Woodbridge Court (see supplemental list of addresses attached)

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

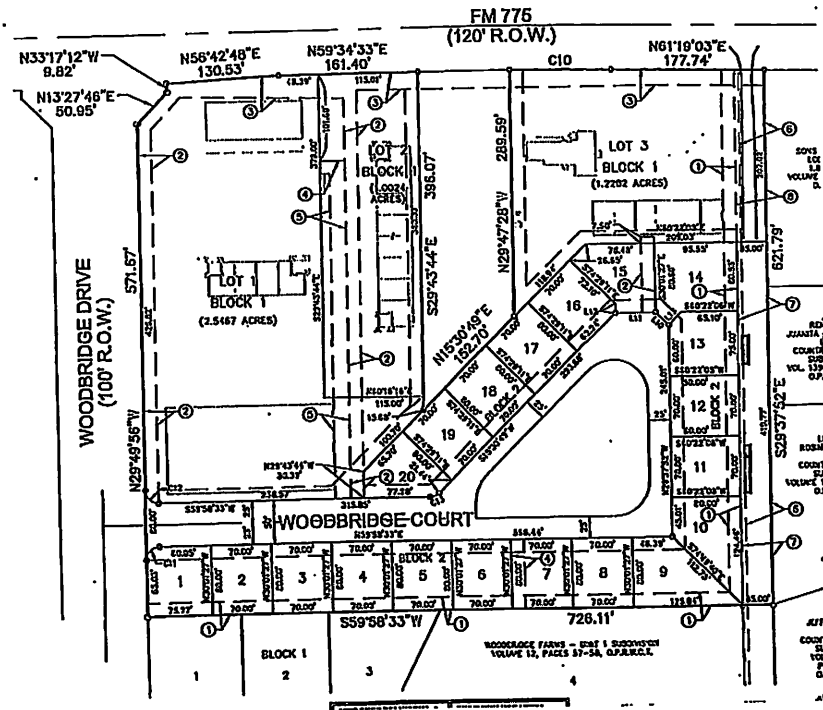
61029 61128 60734 60733 61031 52073

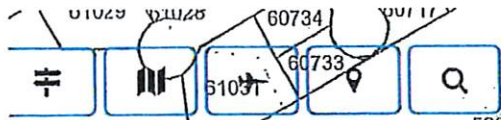
La Vernia

Property in question
 200 Foot Area



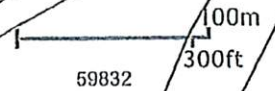
2	1	100	Woodbridge Court
2	2	104	Woodbridge Court
2	3	108	Woodbridge Court
2	4	112	Woodbridge Court
2	5	116	Woodbridge Court
2	6	120	Woodbridge Court
2	7	124	Woodbridge Court
2	8	128	Woodbridge Court
2	9	132	Woodbridge Court
2	10	136	Woodbridge Court
2	11	140	Woodbridge Court
2	12	144	Woodbridge Court
2	13	148	Woodbridge Court
2	14	152	Woodbridge Court
2	15	156	Woodbridge Court
2	16	160	Woodbridge Court
2	17	164	Woodbridge Court
2	18	168	Woodbridge Court
2	19	172	Woodbridge Court
2	20	176	Woodbridge Court





La Verña

Property in question
200 Foot Area



59832

BAICOH HOLDINGS LLC
157 DIAMOND VIEW
LA VERNIA, TX 78121

PAITIN INVESTMENTS LLC
1734 FM 1346
LA VERNIA, TX 78121

TSCP ENTERPRISES LLC
4395 FM 775
LA VERNIA, TX 78121

PIERDOLLA SARAH & GARRETT RABEL
101 E MAGNOLIA CIRCLE
LA VERNIA, TX 78121

CAPPARELLI JAMES & AMBER
& GUIDO & DARCI BORDANO
224 LEGACY TRAIL
LA VERNIA, TX 78121

FRYAR NICHOLAS L
7621 DARROW DR
MC KINNEY, TX 99999-9999

GONZALEZ RENE J & JUANITA C
100 COUNTRY GARDENS
LA VERNIA, TX 78121

SAUNDERS ALEXIS NOEL & EDUARDO
SORONDO
100 W MAGNOLIA CIR
LA VERNIA, TX 78121-0108

MANGUM LEE F & ROBIN M
104 COUNTRY GARDENS
LA VERNIA, TX 78121

MAISON VENTURES LLC
220 CR 324
THREE RIVERS, TX 78071

KONOP JEFFREY
112 COUNTRY GARDENS
LA VERNIA, TX 78121

LAPALIO TOMMY & DEEDRA
104 EAST MAGNOLIA CIRCLE
LA VERNIA, TX 78121

GAGE PHILLIP K
108 COUNTRY GARDENS
LA VERNIA, TX 78121

MJS DEVELOPMENT LLC
4395 FM 775
LA VERNIA, TX 78121

PALMER MELBA JEANNE
650 SAGEWOOD PKWY
SEGUIN, TX 78155-5215

Mailed on 09-26-22

As of 10-14-22

15 unanswered

0-for
0-opposed

15 mailed

Legal Public Notice
NOTICE OF PUBLIC HEARINGS

PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION

LA VERNIA PLANNING AND ZONING COMMISSION
AND
LA VERNIA CITY COUNCIL

The La Vernia Planning and Zoning Commission will hold a public hearing on Tuesday, October 18th, 2022 at 6:30 p.m. and the City Council will hold on a public hearing on Thursday, October 20th, 2022 at 6:30 p.m. in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia to receive public comment and testimony on the application to rezone the property generally located at City of La Vernia, Current Legal Description: CITY OF LA VERNIA, LOT 441K, ACRES 7.590, In the future would be known as: 2.70 acres of land generally located from 100 to 176 Woodbridge Court, proposed to be the Woodbridge Estates, a proposed 20 lot development, from C-1, retail, to C-1 / PD (Planned Development.) All property subject to the rezoning is located in Wilson County, Texas.

-
From the present classification of C-1, retail to C-1 / PD (Planned Development)
City of La Vernia, Current Legal Description: CITY OF LA VERNIA, LOT 441K,
ACRES 7.590, In the future would be known as: 2.70 acres of land generally located
from 100 to 176 Woodbridge Court

ORDINANCE NO. 102022-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 2.70 ACRES OF LAND FROM COMMERCIAL (C-1) TO PLANNED DEVELOPMENT DISTRICT (PD); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MJS Development/Jeanine Enterprises has initiated a rezone of approximately 2.70 acres of land generally located from 100 to 176 Woodbridge Court and more specifically described in the Exhibit A attached herein; and

WHEREAS, the City Code Section 38.202 provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendation to City Council and by City Council in considering final action on a zone change: and

WHEREAS, on October 20, 2022 notice of a public hearing was published in the La Vernia News newspaper; and

WHEREAS, on October 18, 2022, after giving proper notice the Planning and Zoning commission conducted a public hearing and, after consideration the Criteria, made a recommendation of approval of the rezoning according to the conceptual plan and development standards contained in Exhibit B and Exhibit C attached herein (La Vernia Code, Section 38.202); and

WHEREAS, on October 20, 2022, after giving proper notice the City Council conducted a public hearing and after considered the Criteria and recommendation by the Planning and Zoning Commission; and

WHEREAS, the City Council finds and determines that the requested zoning change is in the best interest of the health, safety and welfare of the City and is approved as provided for herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Planned Development District (PD) and shall develop in accordance with the conceptual plan and development standards set forth in Exhibit B and Exhibit C attached here in.

Section 2. The Official Zoning Map for the City of La Vernia, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and finding of the City Council.

Section 4. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 5. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the state of Texas and the United States of America.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 8. This ordinance shall take effect upon City Council approval.

PASSED, APPROVED AND APPROVED this 20th day of October 2022.

Martin Poore
Mayor, City of La Vernia

ATTEST:

Lindsey Wheeler
City Secretary, City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office
City of La Vernia

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
bpporter@lavernia-tx.gov



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name COLUMBIA REALTY LIMITED

Mailing Address 5005 WEST AVENUE, SUITE 100, SAN ANTONIO, TEXAS 78213

Telephone 210 343-3305 Fax - _____ Mobile - _____ Email ginac@aminiususa.com

Property Address/Location 194 S. FM 1346, Suite 101 La Vernia, Texas 78121 Property ID No _____

Legal Description
Name of Subdivision Oak Grove Subdivision

Lot(s) 1 Block(s) 1 Acreage - _____

Existing Use of Property Empty Land / Commercial Development

Proposed Use of Property (attach additional or supporting information if necessary) New Credit Union Branch

Current Zoning C1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):

Fristmark Credit Union will be operating a 2,400 sf retail banking facility within a larger commercial strip center. The proposed facility will serve the community with walk-in banking service and drive-through banking.

Attachments:

- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- _____ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- _____ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:


Signature of Owner(s)/Agent

09/16/2022
Date

For Office Use Only	
Date of Publication _____	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____	Date of Council Public Hearing _____
Ordinance No. _____	Approved _____ Denied _____

yvonne.griffin@lavernia-tx.gov

From: Mel Edwards <mel.edwards@firstmarkcu.org>
Sent: Thursday, October 13, 2022 12:50 PM
To: yvonne.griffin@lavernia-tx.gov
Subject: Re: 3irstmark Credit Union Drive Thru

Good afternoon, Yvonne!

The hours are 9 a.m. to 5 pm. on Monday thru Friday and 9 p.m. to 1 p.m. on Saturday.

Thanks,
Mel

From: yvonne.griffin@lavernia-tx.gov <yvonne.griffin@lavernia-tx.gov>
Sent: Thursday, October 13, 2022 12:26 PM
To: Mel Edwards <mel.edwards@firstmarkcu.org>
Cc: lboyd@lavernia-tx.gov <lboyd@lavernia-tx.gov>
Subject: 3irstmark Credit Union Drive Thru

Afternoon Mel,

Do you all have set hours for the Drive Thru yet here in La Vernia. I'm sure it's one of the questions that will be asked during the public hearings by the boards.

Thanks and have a great afternoon.

Yvonne



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of COLUMBIA REALITY LIMITED in the space specifically known as:

194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121.

Request: A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district

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 Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 18th, 2022 at 6:30 PM and City Council on Thursday, October 20th, 2022 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return by Friday, October 14 th, 2022 to:

Mail: City of La Vernia
Lindsey Wheeler
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: lboyd@lavernia-tx.gov

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

Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am (**in favor**) (**opposed**) to the proposed Specific Use Permit for an accessory structure larger than the code-defined limit for the property described as 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121.

Name: _____

Address: _____

Signature: _____

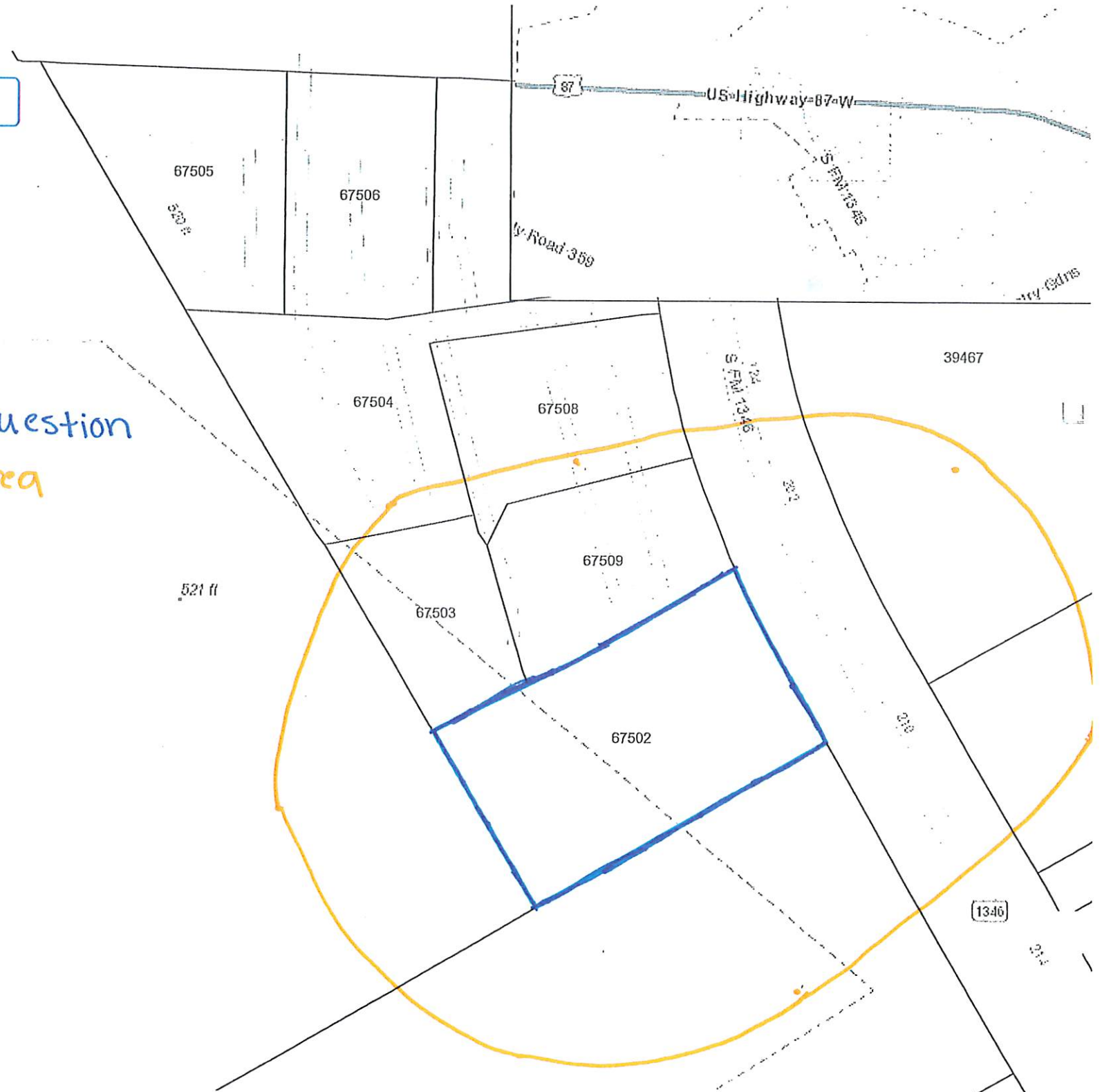
Date: _____

Comments: _____

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



 Property in question
 200-Foot Area



COLUMBIA REALTY LTD
5005 WEST AVE
SAN ANTONIO, TX 78213

COLUMBIA REALTY LTD
5005 WEST AVE
SAN ANTONIO, TX 78213

COLUMBIA REALTY LTD
5005 WEST AVE
SAN ANTONIO, TX 78213

HEB GROCERY
COMPANY LP
646 S FLORES ST
SAN ANTONIO, TX 78204

FIRST BAPTIST CHURCH
LA VERNIA
PO BOX 279
LA VERNIA, TX 78121-
0279

CHANCERY OFFICE
2718 W WOODLAWN
SAN ANTONIO, TX 78228

CHANCERY OFFICE
2718 W WOODLAWN
SAN ANTONIO, TX 78228

Mailed on 09-26-22

As of 10-14-22

3 – for
0- Opposed

7 mailed

Legal Public Notice
NOTICE OF PUBLIC HEARINGS

PROPOSED SPECIAL USE PERMIT

LA VERNIA PLANNING AND ZONING COMMISSION
AND
LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 18TH day of October 2022; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 20th day of October 2022; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change for the property described as follows:

A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district City of La Vernia, 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121.

ORDINANCE NO. 102022-04

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A DRIVE THRU LANE FOR A SPEC RETAIL OR RESTAURANT TENANT SPACE SPECIFICALLY KNOWN AS 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121, OWNED BY COLUMBIA REALITY LIMITED, SPECIFICALLY KNOWN AS FIRSTMARK BANK, ZONED C-1 RETAIL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, City Council of the City of La Vernia, Texas, finds that the granting and approval of said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

Section 1. Specific Use Permit Granted

That the Specific Use Permit for a drive thru lane for a SPEC RETAIL OR RESTAURANT TENANT SPACE SPECIFICALLY KNOWN AS 194 S FM 1346, LA VERNIA CROSSING, BLOCK 1, LOT 1, ACRES 2.138, LA VERNIA, TEXAS 78121, OWNED BY COLUMBIA REALITY LIMITED, SPECIFICALLY KNOWN AS FIRSTMARK BANK Zoned C-1 Retail be adopted

Section 2. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 3. Severability

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 4. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 5. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This the 20th day of October 2022.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Lindsey Wheeler
City Secretary

APPROVED AS TO FORM:

City Attorney's Office – City of La Vernia

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 • Metro/Fax (830) 253-1198
bporter@lavernia-tx.gov



*Deed
property
ownership*

Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name Grace Bible Church

Mailing Address 390 FM 13465 La Vernia, TX 78121

Telephone 830-253-2360 Fax _____ Mobile _____ Email Tammy@grace-bible.net

Property Address/Location 390 FM 13465 W, TX 78121 Property ID No _____

Legal Description
Name of Subdivision _____

Lot(s) _____ Block(s) _____ Acreage _____

Existing Use of Property Church

Proposed Use of Property (attach additional or supporting information if necessary) Church Storage Unit

Current Zoning C-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
This request is add a storage unit to the existing property. No request for rezoning at this time.

Attachments:

- Accurate metes and bounds description of the subject property (or other suitable legal description)
- Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Wagner Katt
Signature of Owner(s)/Agent

9/14/22
Date

For Office Use Only	
Date of Publication _____	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____	Date of Council Public Hearing _____
Ordinance No. _____	Approved _____ Denied _____

This property is not located in the 100 year flood plane according to the N.F.L.P. Map No. 481050 0001 B, Effective Date August 16, 1995, Zone "C".

Subject to restrictive covenants and/or easements recorded in Vol. 1042, Pg. 807, Official Records of Wilson County, Texas (does not affect this tract) Vol. 9, Pg. 75 of the Plat Records of Wilson County, Texas (as shown on survey) and all other restrictive covenants and/or easements.

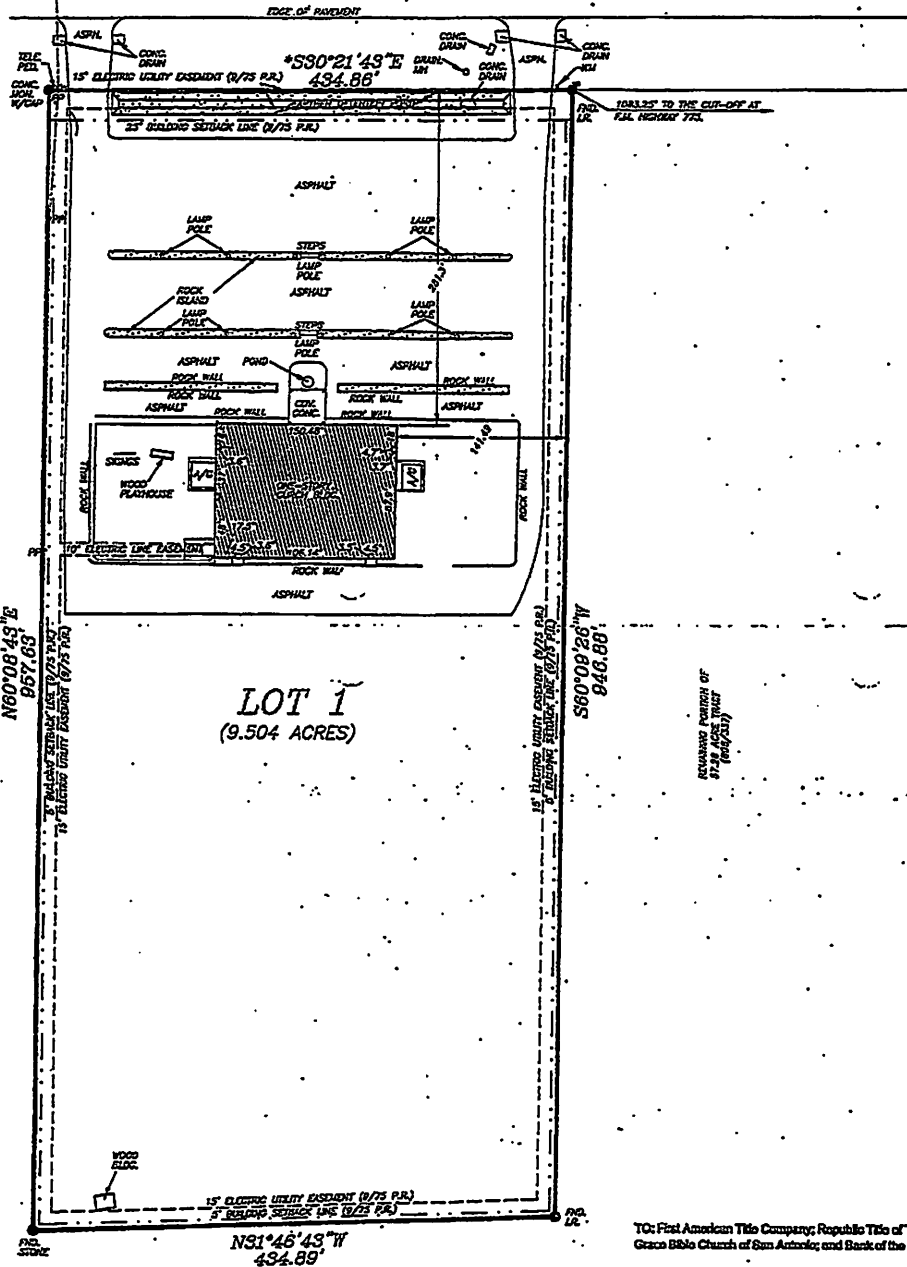
*NOTE: Bearing based on Plat recorded in Volume 9, Page 75 of the Plat Records of Wilson County, Texas.

NOTE: This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction.

SCALE: 1" = 100'

F. M. HIGHWAY 1346

(165' R.O.W.)



LOT 1
(9.504 ACRES)

LAND TITLE SURVEY

BEING Lot 1, Grace Bible Church, City of La Vernia, Wilson County, Texas as recorded in Volume 9, Page 75 of the Plat Records of Wilson County, Texas and being known as 390 F. M. Highway 1346.

4.21 ACRES TRACT (01/19/12)



BUTZ LAND SURVEYING

2020 KUSMERTZ RD. PHONE 210-607-4329
57 HEDARKO, TX 78122-0773 FAX 210-607-4334



DRAWN BY: R.C.C.

TO: First American Title Company; Republic Title of Texas; Grace Bible Church of San Antonio; and Bank of the West.

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that, to the best of my knowledge, information and belief, the above plat is a true representation of an actual survey made on the ground under my supervision, to the local standard of care, and that I have located apparent easements, right-of-ways, and encroachments as of the 15th day of January 2008.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

This the 3rd day of February, 2008.
Revised the 20th day of April, 2008.

[Signature]
J.M. Butz, Jr., P.L.S. No. 2024
JOB NO. 04-148.C

This property is not located in the 100 year flood plane according to the N.F.L.P. Map No. 481030 0001 E, Effective Date August 16, 1995, Zone "C".

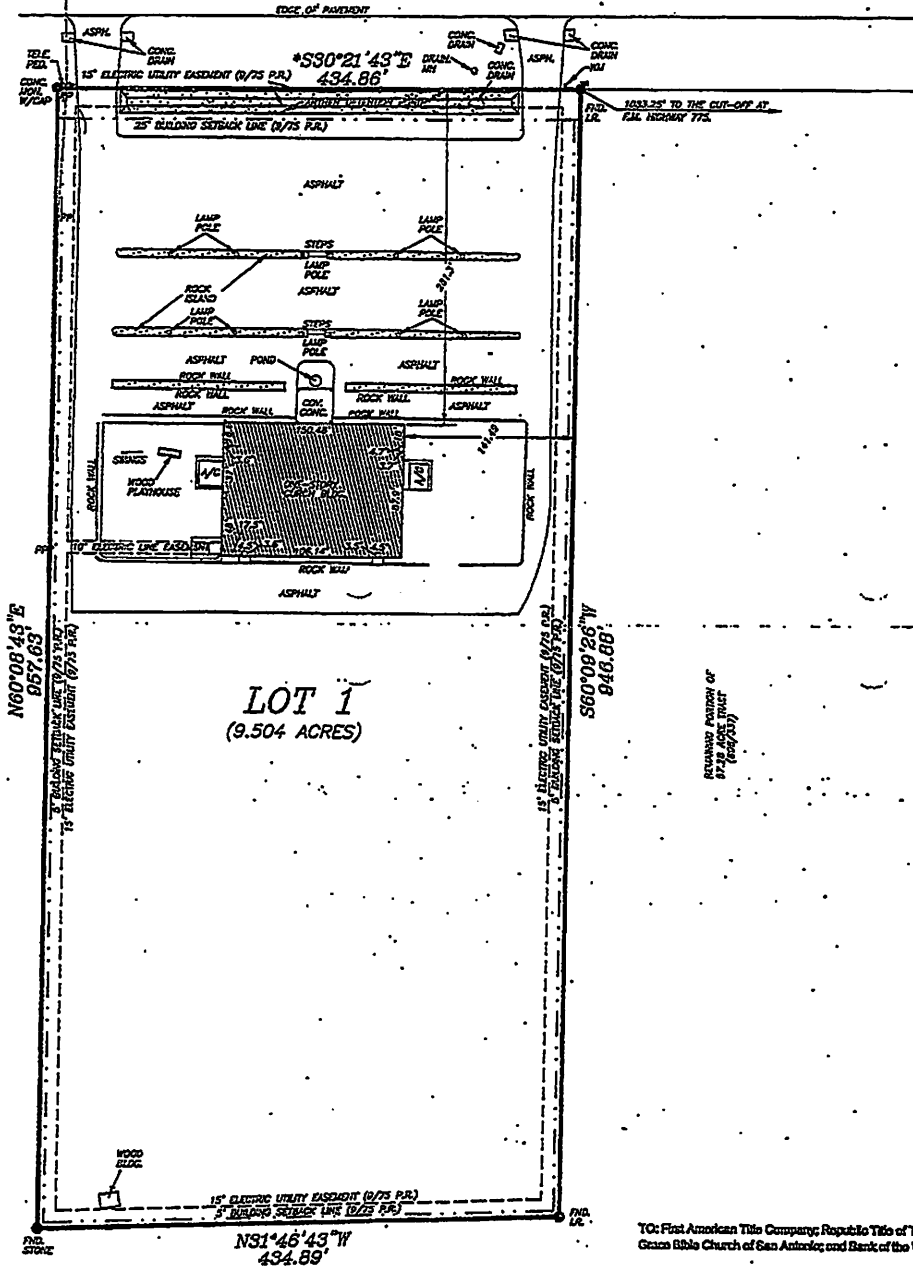
Subject to restrictive covenants and/or easements recorded in Vol. 1042, Pg. 807, Official Records of Wilson County, Texas; (does not affect this tract) Vol. 9, Pg. 75 of the Plat Records of Wilson County, Texas; (as shown on survey) and all other restrictive covenants and/or easements.

*NOTE: Bearing based on Plat recorded in Volume 8, Page 75 of the Plat Records of Wilson County, Texas.

*NOTE: This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction.

SCALE: 1" = 100'

F. M. HIGHWAY 1346 (165' R.O.W.)



0.031 ACRE TRACT (64/1216)

REARWARD PORTION OF 0.121 ACRE TRACT (64/1216)

LAND TITLE SURVEY

BEING Lot 1, Grace Bible Church, City of La Vernia, Wilson County, Texas as recorded in Volume 9, Page 75 of the Plat Records of Wilson County, Texas and being known as 390 F. M. Highway 1346.

4521 ACRES TRACT (811/812)



**BUTZ
LAND
SURVEYING**

3030 KUSMERZ RD.
BY HENDON, TX 78022-0778

PHONE 214-607-4383
FAX 214-607-4384



DRAWN BY: R.C.C.

TO: First American Title Company; Republic Title of Texas; Grace Bible Church of San Antonio; and Bank of the West.

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that, to the best of my knowledge, information and belief, the above plat is a true representation of an actual survey made on the ground under my supervision, to the local standard of care, and that I have located apparent easements, right-of-ways, and encroachments as of the 10th day of January 2025.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

This the 3rd day of February, 2025.
Plotted on 20th day of February, 2025.

J.M. Butz, Jr., R.P.L.S. No. 2024
JOB NO. 04-142.C

**STATE OF TEXAS
COUNTY OF WILSON**

FIELD NOTES FOR 9.50 ACRES OF LAND

BEING 9.50 acres of land out of the Juan Delgado Survey, Abstract No. 8, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Richard G. McKellar and Thomas Guyton McKellar in a deed of record in Volume 806, Page 337 of the Official Public Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at a found right-of-way monument on the westerly right-of-way line of FM Highway No. 1346 for the southeast corner of the Ewald Koepp, Jr. land as described in Volume 884, Page 646 of the Official Public Records of Wilson County, Texas and the northeast corner of the parent tract and of this tract.

THENCE South 29° 27' 20" East, with said Highway right-of-way line, a distance of 434.74 feet to a set 1/2" rebar with cap for the southeast corner of this tract.


THENCE South 61° 03' 47" West, into the parent tract, a distance of 946.67 feet to a set 1/2" rebar with cap in the easterly line of the Chris R. Harrison, et al land as described in Volume 811, Page 812 of the Official Public Records of Wilson County, Texas for the southwest corner of this tract.

THENCE North 30° 52' 00" West, with the east line of the Harrison, et al land, a distance of 434.97 feet to a found stone for the northwest corner of the parent tract and of this tract and the northeast corner of said Harrison land on the south line of aforementioned the Ewald Koepp, Jr. land.

THENCE North 61° 03' 47" East, with the common line of the Koepp land and of this tract, a distance of 957.38 feet to the POINT OF BEGINNING and containing 9.50 acres of land.

The bearing system is based on the deed call along the southerly line of the parent tract per the deed.

POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S. No. 5186
April 10, 2002



ref: McKellar
08070201

**STATE OF TEXAS
COUNTY OF WILSON**

FIELD NOTES FOR 9.50 ACRES OF LAND

BEING 9.50 acres of land out of the Juan Delgado Survey, Abstract No. 8, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Richard G. McKellar and Thomas Guyton McKellar in a deed of record in Volume 806, Page 337 of the Official Public Records of Wilson County, Texas and being more particularly described as follows:

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THENCE South 29° 27' 20" East, with said Highway right-of-way line, a distance of 434.74 feet to a set 1/2" rebar with cap for the southeast corner of this tract.

THENCE South 61° 03' 47" West, into the parent tract, a distance of 946.67 feet to a set 1/2" rebar with cap in the easterly line of the Chris R. Harrison, et al land as described in Volume 811, Page 812 of the Official Public Records of Wilson County, Texas for the southwest corner of this tract.

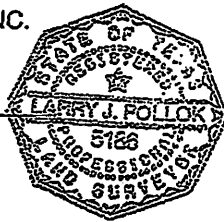
THENCE North 30° 52' 00" West, with the east line of the Harrison, et al land, a distance of 434.97 feet to a found stone for the northwest corner of the parent tract and of this tract and the northeast corner of said Harrison land on the south line of aforementioned the Ewald Koepp, Jr. land.

THENCE North 61° 03' 47" East, with the common line of the Koepp land and of this tract, a distance of 957.38 feet to the POINT OF BEGINNING and containing 9.50 acres of land.

The bearing system is based on the deed call along the southerly line of the parent tract per the deed.

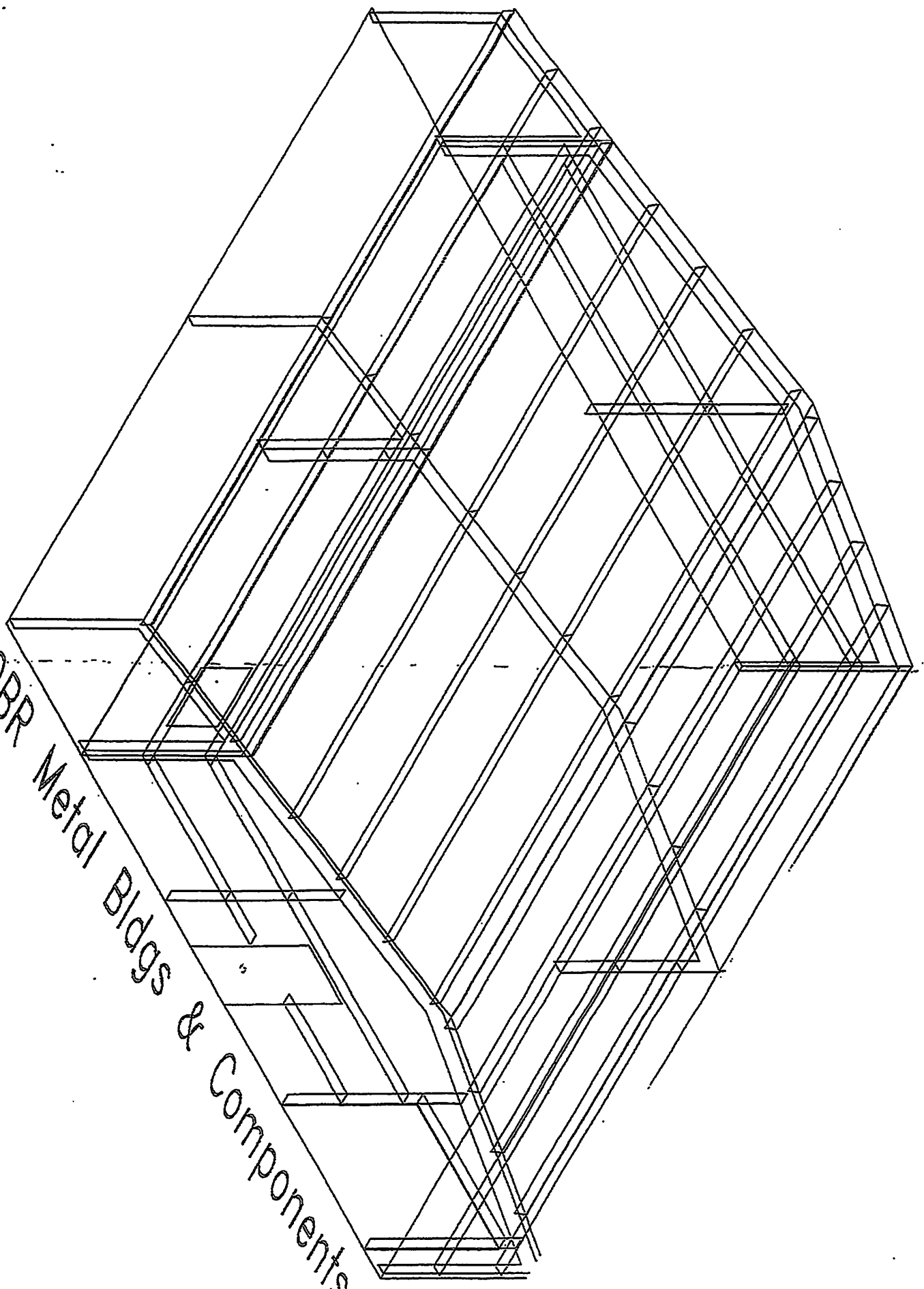
POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S. No. 5186
April 10, 2002

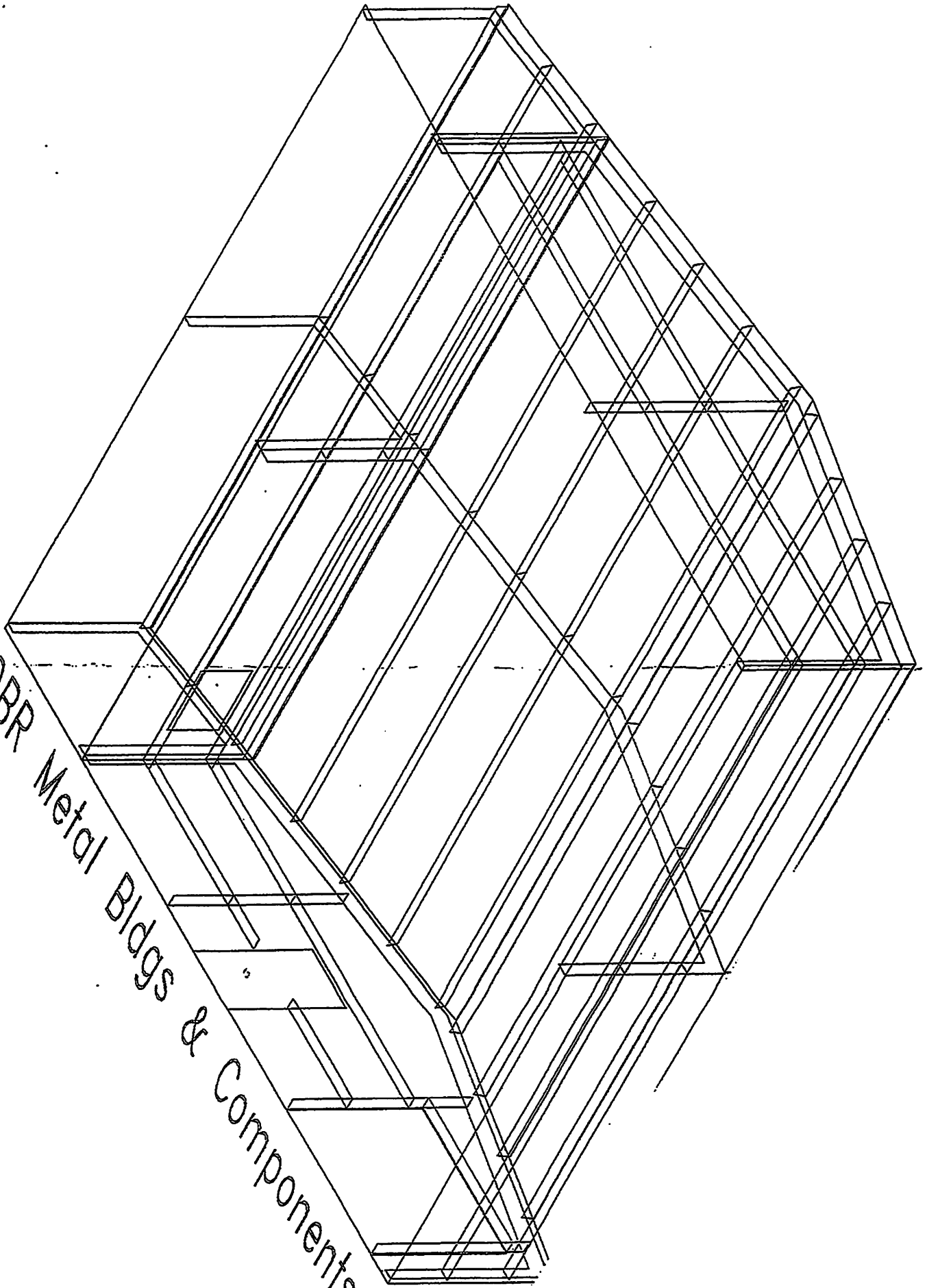


ref: McKellar
08070201

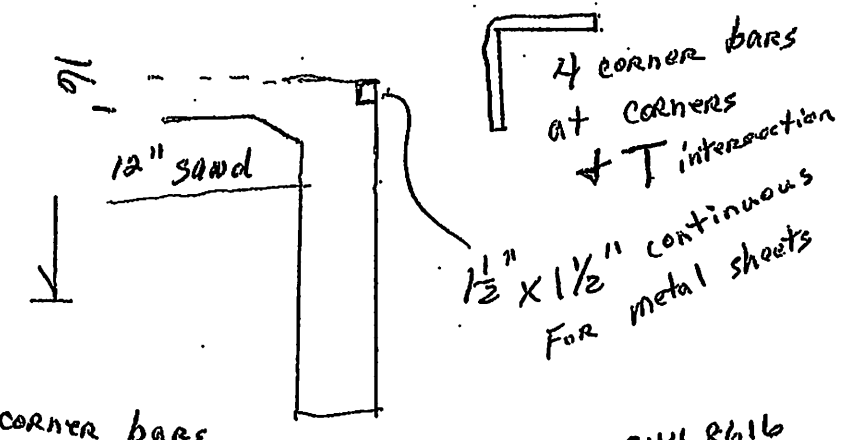
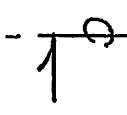
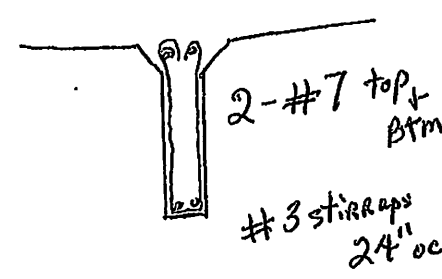
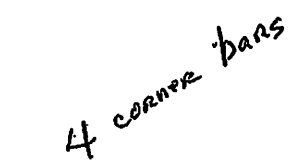
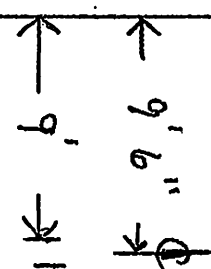
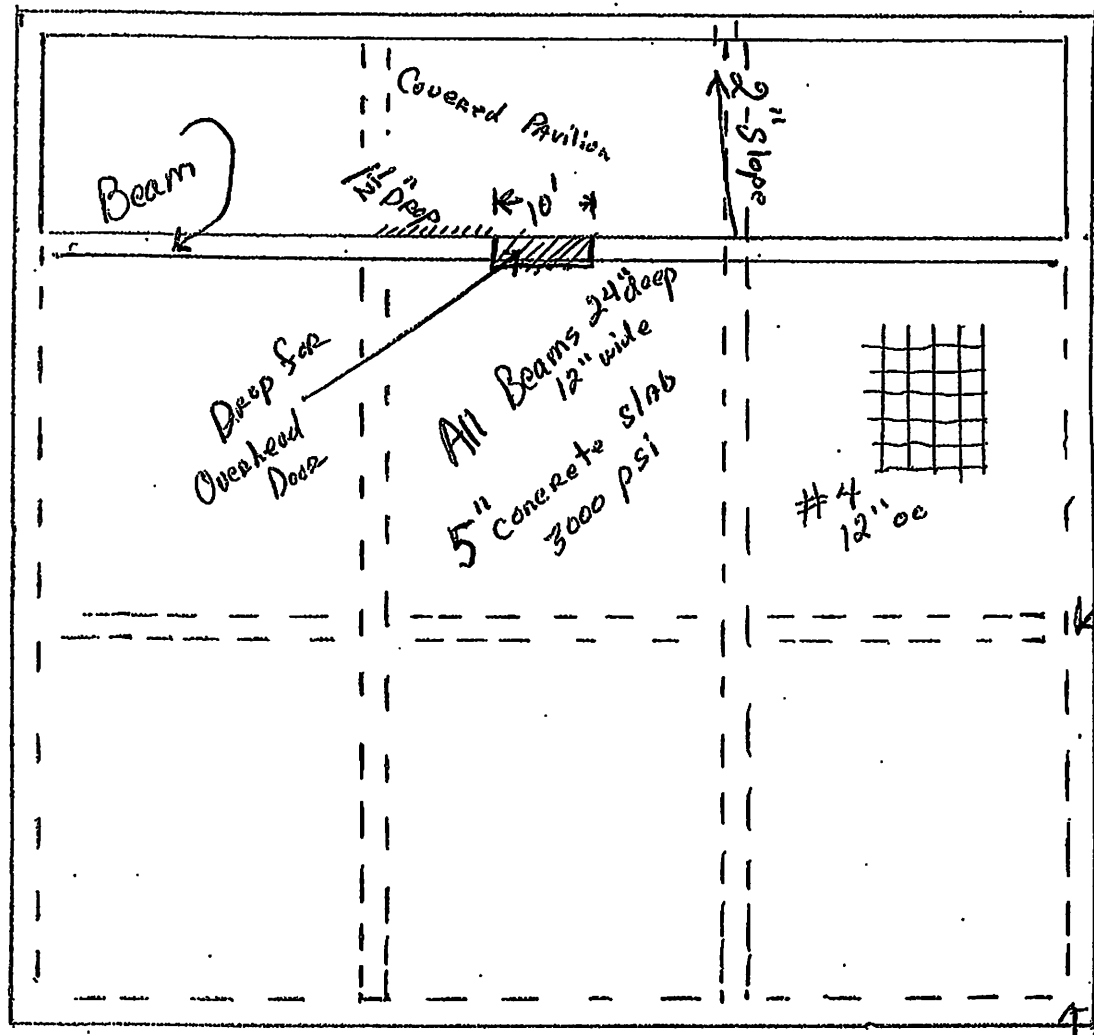
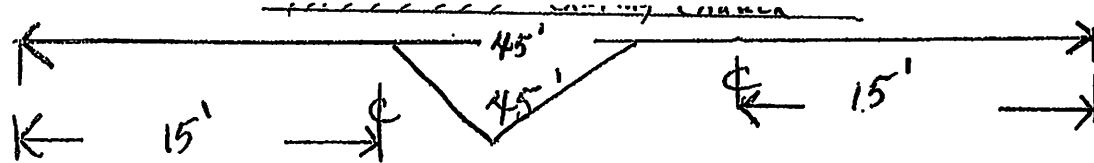
OBR Metal Bldgs & Components



OBR Metal Bldgs & Components



1/8" = 1' Ft. Grace Bible Storage Unit



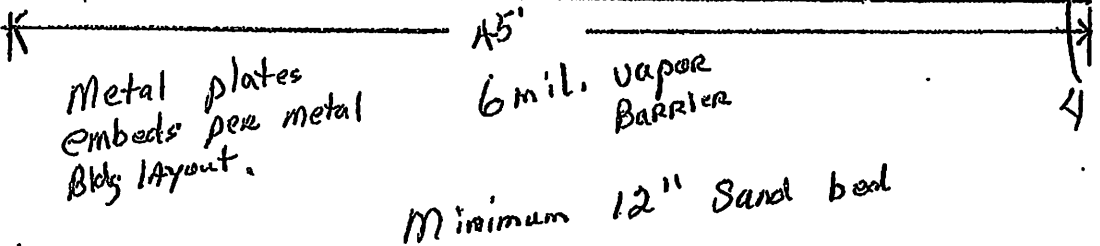
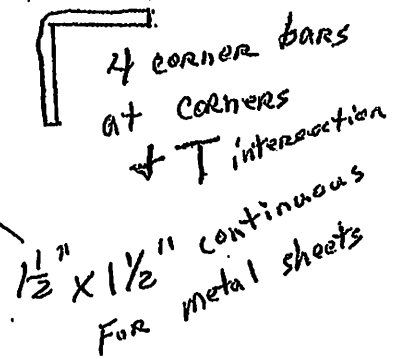
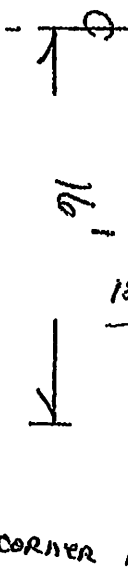
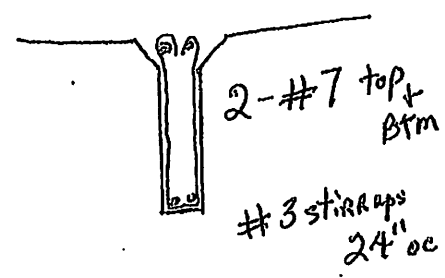
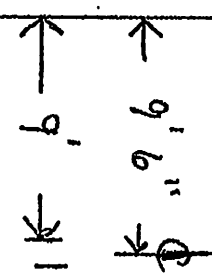
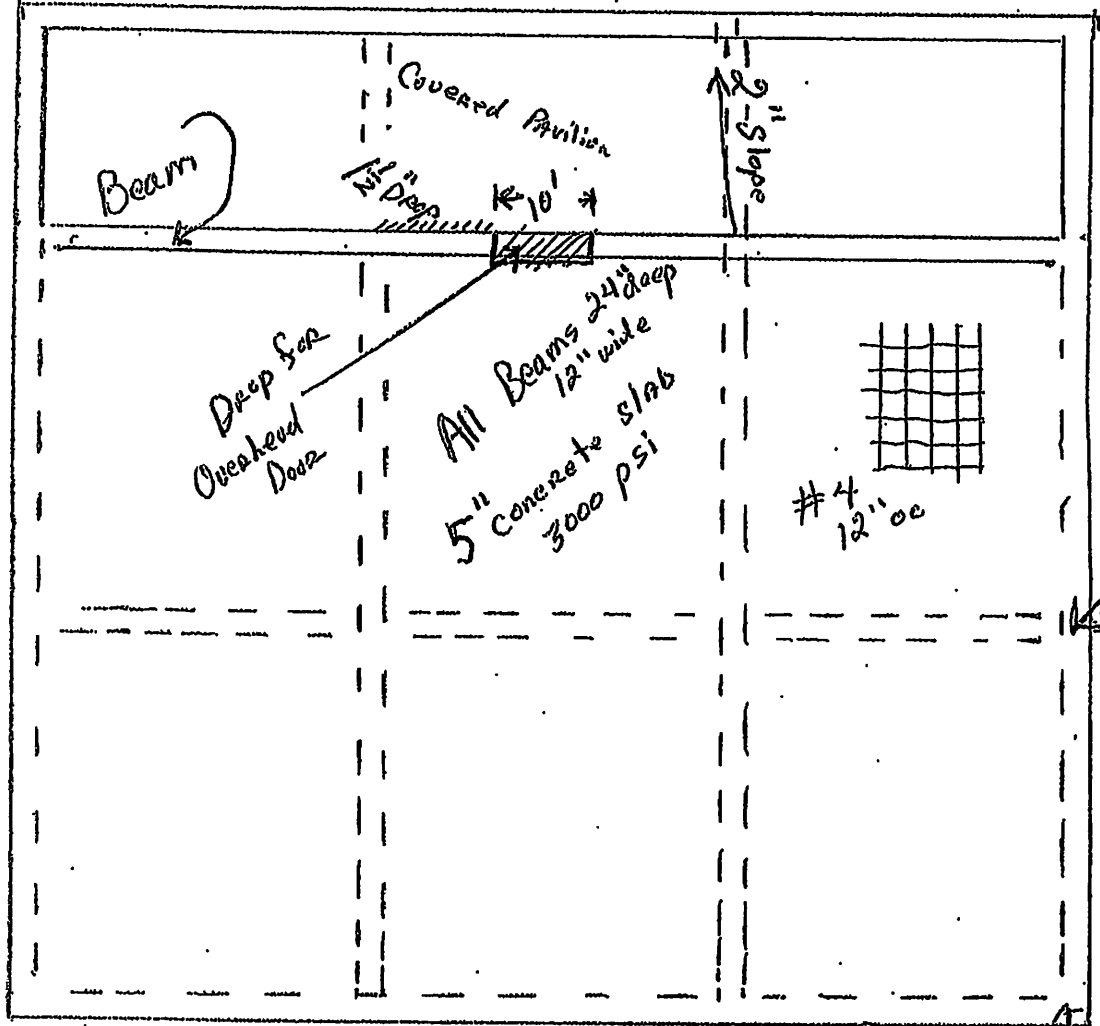
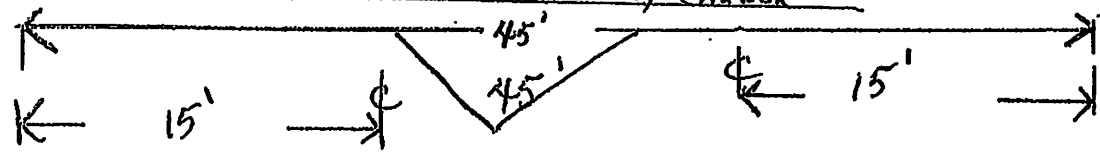
Metal plates embeds per metal Bldg layout.

6 mil. vapor barrier

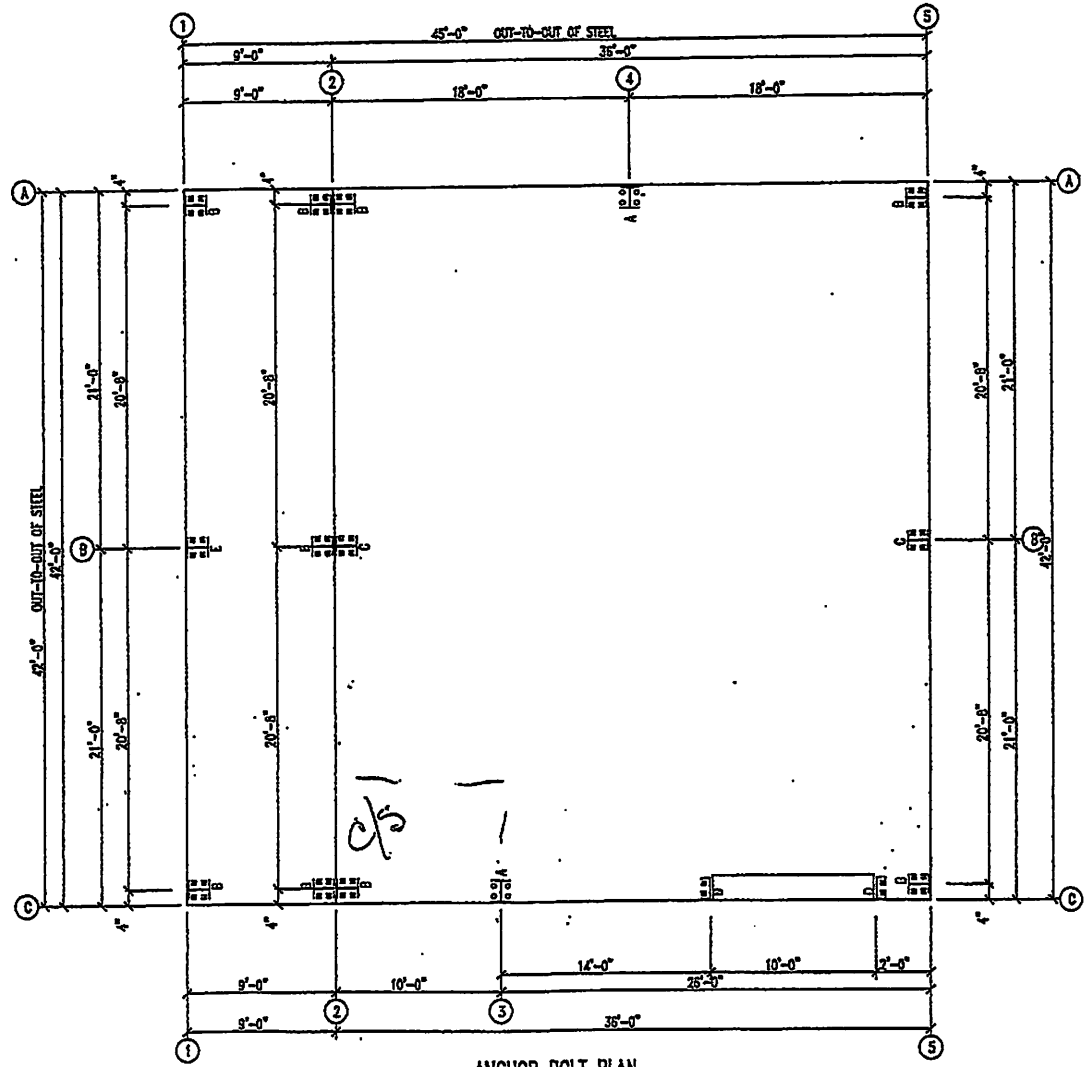
Minimum 12" sand bed

Merrill Moy 210 844 8616
Waylon Koch 210 724 7722


$\frac{1}{8}'' = 1' Ft.$ Grace Bible Storage Unit



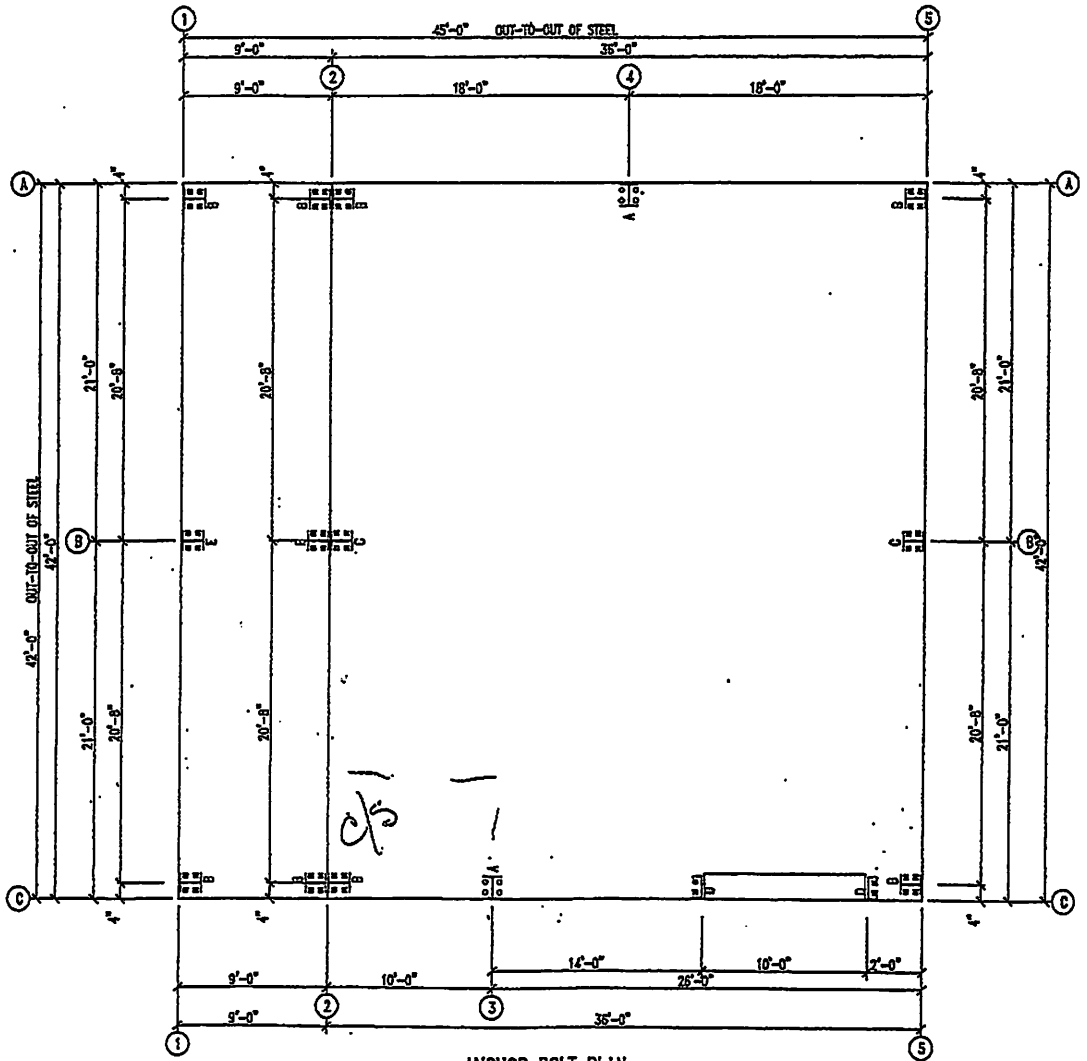
Merrill May 210 844 8616
Waylon Koch 210 724 7722




ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

 <p>OBR Metal Buildings & Components</p>	2225 US Hwy 281 N Houston, TX 77061 (281) 219-0221 www.obr.com	DESCRIPTION: ANCHOR CUSTOMER: DLA LOCATION: PRJ Addr DESIGNED BY: DET CHECKED BY: DES
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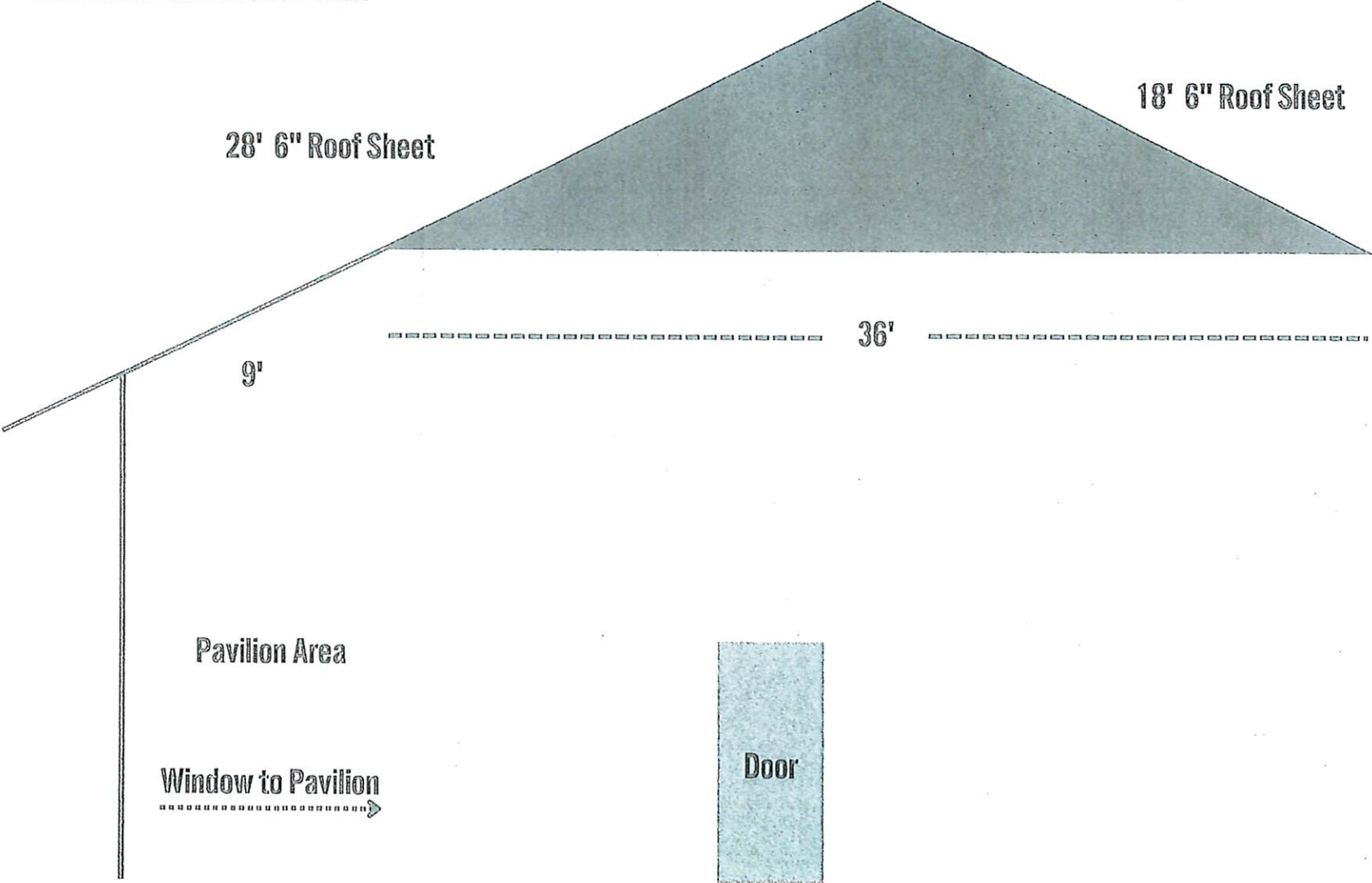
Grace Bible Storage Unit



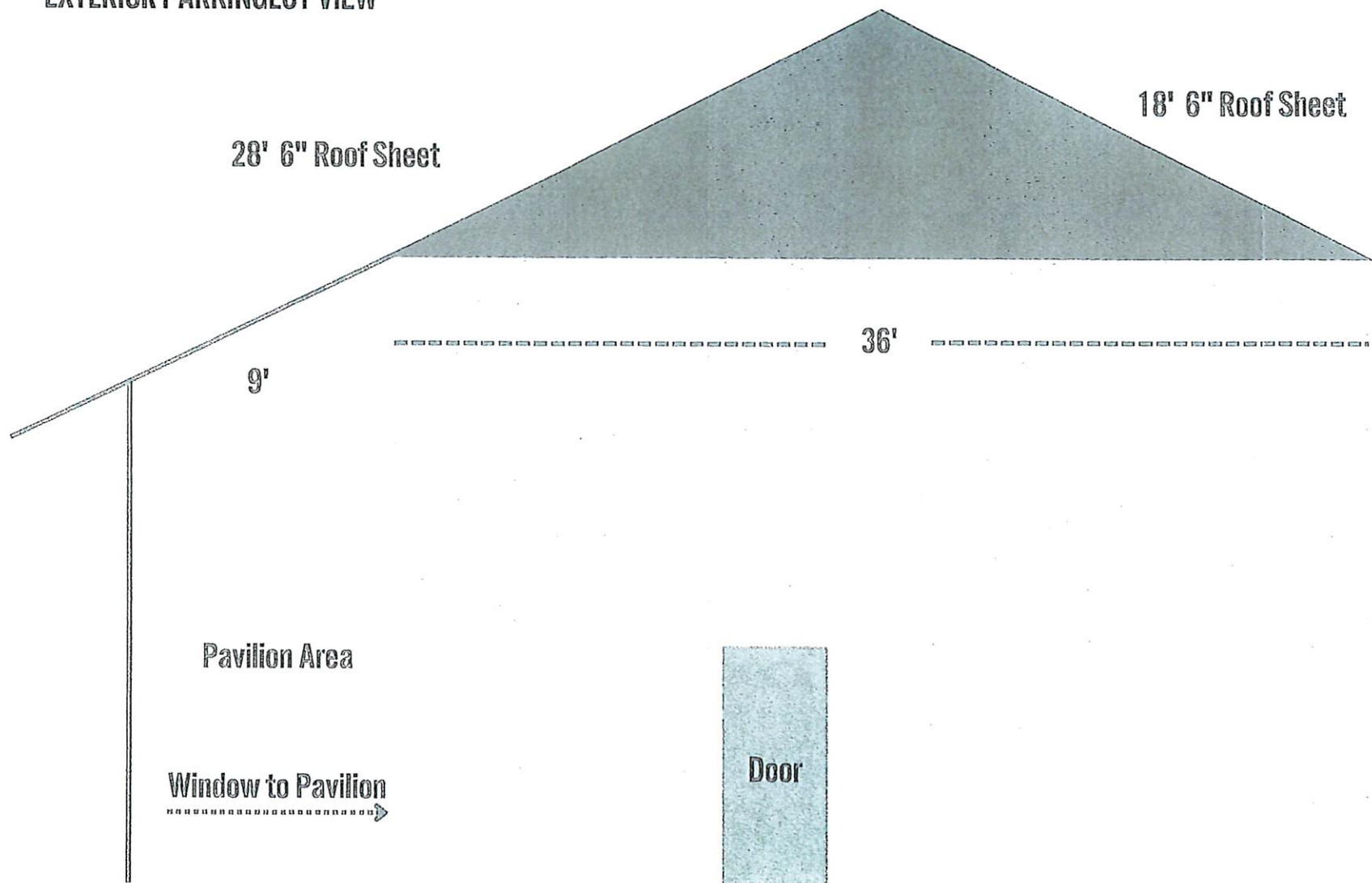
ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)

 <p>OBR 1234 5th St City, State 12345 (555) 555-5555 www.obr.com</p>	DESCRIPTION: ANCHOR
	CUSTOMER: DLR
	LOCATION: PRJ Addr
	DRN BY: DES DET: DES

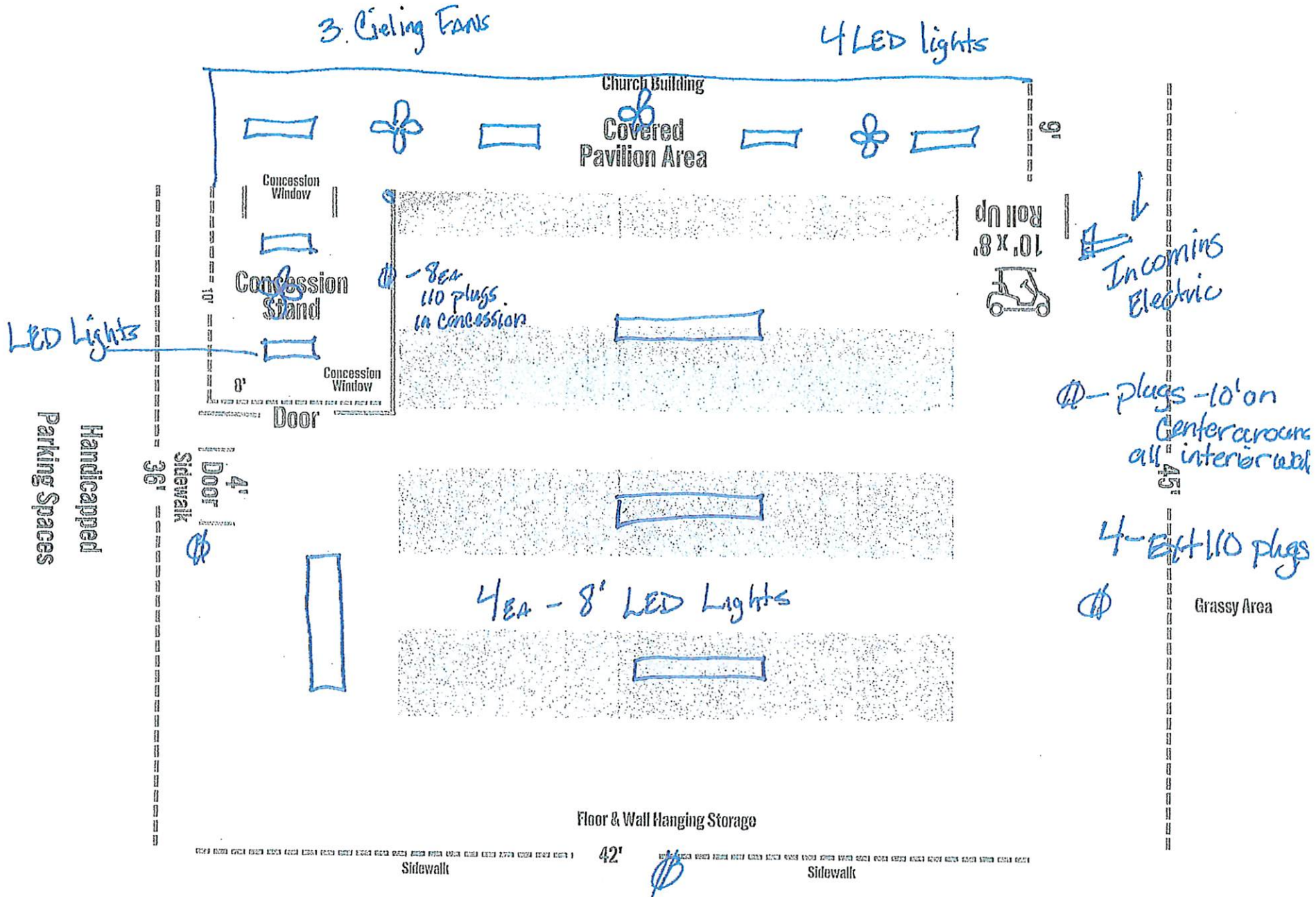
EXTERIOR PARKINGLOT VIEW



EXTERIOR PARKINGLOT VIEW



Grace Bible Storage Unit



3 Ceiling Fans

4 LED lights

Church Building

Covered Pavilion Area

Concession Window

Concession Stand

Concession Window

Door

Roll Up

Incomins Electric

- 8 ea 110 plugs in concession

⊕ - plugs - 10' on center around all interior wall

4 - EA 110 plugs

Grassy Area

LED Lights

Handicapped Parking Spaces

4 EA - 8' LED Lights

Floor & Wall Hanging Storage

Sidewalk

Sidewalk

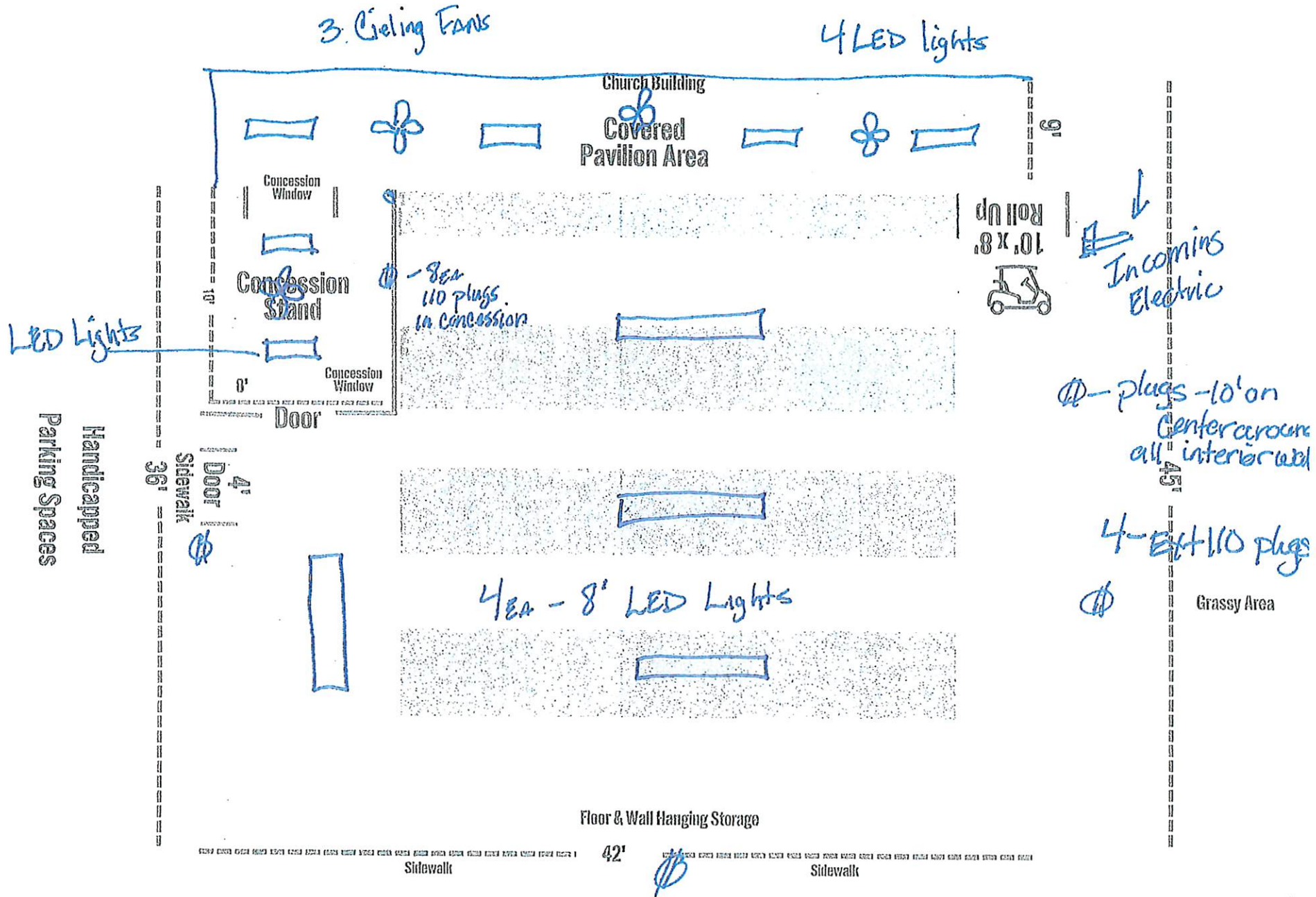
42'

36'

4' Door Sidewalk

45'

Grace Bible Storage Unit



(4) The use of native and adapted, drought tolerant plants is encouraged to meet requirements of this section.

(5) Artificial plants or turf are expressly prohibited.

(6) An irrigation system must be provided or a hose bib connection be available within 100 feet of all landscape areas with all landscape plans for nonresidential developments.

(f) *Location of required landscaping.*

(1) Not less than 40 percent of the total landscaping requirement shall be located in the designated front yard. Parcels that are adjacent to more than one roadway may count the street yards towards satisfying the front yard requirement.

(2) In the industrial zoning district, only 20 percent of landscaping shall be required to be located in the front yard.

(g) *Single-family residential landscaping requirements.* All single-family residential lots shall provide, at a minimum, the following landscaping

(1) One tree to be located in the front yard.

C1 district → 25 front, 5 side, 5 rear

(2) Solid grass sod shall be provided in the front yard.

(h) *Multifamily and nonresidential landscaping requirements.*

(1) *Requirement standards.* The following standards shall apply to all multifamily and nonresidential properties. Standards that are set forth in this section for the provision of trees may be met by saving existing, on-site trees of six inches minimum caliper, measured 4.5 feet above grade, or by planting new trees.

(2) *Nonresidential and multifamily buffering and screening requirements.*

"ten foot setback"

a. In addition to any **screening requirements**, when a **nonresidential** or multifamily use is established on a lot **located adjacent to a residentially zoned property**, the nonresidential or multifamily use shall **provide a minimum ten-foot landscape buffer strip adjacent to the property line of the residentially zoned property**. A **minimum of one tree shall be planted for each 50 linear feet of landscape buffer**. A **minimum of ten shrubs shall be planted for each 50 linear feet of landscape buffer**. All other areas within the landscape buffer shall be covered with **grass or another solid vegetative cover approved at the time of site plan approval**.

b. When a nonresidential or multifamily use is established on a lot adjacent to a residentially zoned property, the nonresidential or multifamily use shall **construct a solid screening fence constructed of wood, masonry or other material to a minimum of six feet in height**, approved by the planning and zoning commission taking into consideration aesthetic value, light, air, or open space factors and accessibility and safety concerns at the time of site plan approval. **The screen shall be located no closer to the street than the property line**. Such screening fence shall be maintained in good condition.

Then the fence and the shrubs/trees

(3) *Parking area landscaping and buffering requirements.*

Sec 38-403. Landscaping standards

(a) Purpose. It is the purpose of this section to establish certain regulations pertaining to landscaping within the city. These regulations provide standards and criteria for new landscaping which are intended to:

- (1) Promote the value of property, enhance the welfare, and improve the physical appearance of the city;
- (2) Reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious surfaces within the urban environment; and
- (3) Preserve and improve the natural and urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification, oxygen regeneration, groundwater recharge, abatement of noise, glare, and heat, provision of habitat for wildlife, and enhance the overall beauty of the city.

(b) Landscaping applicable to nonconforming uses. This section establishes landscaping requirements in all zoning districts and for all uses. Land uses not previously subject to landscaping requirements shall comply with this section upon the occurrence of one of the following events:

SUP is discretionary

- (1) A change in zoning;
- (2) Requirement of landscaping as a condition of a specific use permit;
- (3) Development of a vacant or undeveloped property;
- (4) Loss of legal nonconforming status.

(c) General landscaping requirements.

- (1) Trees planted shall be a minimum of 2.5 inches in caliper measured 4.5 feet above the ground at the time of planting.
- (2) Shrubs, vines and ground cover planted pursuant to this article should be good, healthy nursery stock. Shrubs shall be a minimum of one-gallon container size at the time of planting.
- (3) Grass areas are required to be planted in species normally grown as permanent lawns in the city, including Bermuda, Buffalo Grass, Zoysia, or other drought-tolerant grass. Grass areas shall require the installation of solid sod.
- (4) The use of architectural planters may be permitted in fulfillment of landscape requirements subject to approval of the planning and zoning commission and city council at the time of site plan approval.
- (5) Developers and homebuilders are encouraged to use xeriscape plant materials to promote use of water-wise landscaping.
- (6) Landscape planting shall not be erected or installed in such a manner to interfere with traffic view or impose a safety hazard.
- (7) Landscapes should be designed to provide a natural appearance whenever possible. Design alternatives may include a variety of

ANN GREER KIDD, ET AL

TO

RICHARD G. MCKELLAR, ET AL

35633

VOL 806 PAGE 337

WARRANTY DEED

STATE OF TEXAS §

COUNTY OF WILSON §

Date: June 1, 1992

Grantor: ANN GREER KIDD, as her sole and sepafate property

Grantor's Mailing Address: 3720 Fry
Tyler, Smith County, Texas 75701

Grantor: ELEANOR GREER DRAKE, as her sole and separate property

Grantor's Mailing Address: 7200 Turtle Creek
Dallas, Dallas County, Texas 75225

Grantor: THOMAS D. GREER, JR. (a/k/a THOMAS DICKSON GREER, JR.),
as his sole and separate property

Grantor's Mailing Address: 10307 Pine Forest
Houston, Harris County, Texas 77042

Grantee: RICHARD G. MCKELLAR

Grantee's Mailing Address: 206 Mockingbird Lane
Tyler, Smith County, Texas 75701

Grantee: THOMAS GUYTON MCKELLAR

Grantee's Mailing Address: 6217 Mercedes
Dallas, Dallas County, Texas 75214

Consideration: For and in consideration of the sum of TEN AND
NO/100 DOLLARS (\$10.00) and other good and
valuable consideration to the undersigned paid by
the Grantee herein named, the receipt of all which
is hereby acknowledged.

Property including any improvements:

57.28 acre tract of land situated in the Juan Delgado Sur.,
A-8, Wilson County, Texas and further being a portion of a 77 acre
tract as described in a deed from Eloise Warren Middleton, to Nell
Warren Greer, being of record in Volume 335, Page 108, Deed
Records of Wilson County, Texas and also a portion of a 1 acre
tract as described in a Tax Deed from A. B. Carnes, Sheriff of
Wilson County, Texas to E. F. Warren and being of record in Volume
98, Page 602, Deed Records, Wilson County, Texas.

This 57.28 acre tract of land being more particularly described as follows:

BEGINNING at an iron pin (fnd) at the northerly corner of the 1 acre tract also being the most northerly corner of this tract, located on the southerly R.O.W. of the old La Vernia-San Antonio road.

THENCE S60-29-32W, with fence, distance of 773.23 feet to an iron pin (fnd) for an angle point.

THENCE S61-00W, with fence, distance of 2862.46 feet to a stone (fnd) for the westerly corner of this tract.

THENCE S30-52-50E, with fence, distance of 887.01 feet to a corner post for the southerly corner of this tract.

THENCE N60-54-15E, with fence, distance of 2427.24 feet to an iron pin (fnd) at the westerly corner of the La Vernia School land.

THENCE N60-48-47E, with fence, distance of 244.69 feet to an iron pin (fnd) for the southerly corner of the City of La Vernia land also being the lower easterly corner of this tract.

THENCE N18-38-22E, with fence, distance of 835.27 feet to a 5/8 inch iron pin set for an inner corner of this tract also being the westerly corner of the City of La Vernia land.

THENCE N60-29-32E, distance of 831.75 feet to a 5/8 inch iron pin set for the upper easterly corner of this tract located on the southerly R.O.W. of the old La Vernia-San Antonio road.

THENCE N67-35-58W, with said R.O.W., distance of 76.22 feet to the PLACE OF BEGINNING.

And being the same property described in Substitute Trustee's Deed dated May 3, 1988, executed by John R. Winhoven, Substitute Trustee, to Nell Warren Greer, of record in Volume 699, Page 714, Deed Records of Wilson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

THERE IS RESERVED AND EXCEPTED from the herein described land and this conveyance, for the benefit of Grantors, their heirs and assigns, and as a NON-PARTICIPATING ROYALTY INTEREST, one-half (1/2) of any royalty to which Grantees, their successors or assigns, may become entitled by virtue of execution of any Oil, Gas, and/or Mineral Lease.

Grantees herein shall have the sole right at their option to lease said land or any part thereof, for oil, gas or other minerals without necessity of Grantors joining in the execution of such lease, and Grantors shall not be entitled to bonuses or delay rentals received for the execution or extension of any such lease.

The above described non-participating royalty interest shall continue through October 15, 2011, and shall then terminate, unless on such date there shall be production of oil, gas or other minerals on said land in paying quantities, and in the event of such production, said royalty shall continue as long thereafter as oil, gas or other minerals are produced on said land in paying quantities, and after the termination of such royalty, title to same shall vest in Grantees, their successors and assigns. A shut-in well, oil, gas or otherwise, shall not be considered production in paying quantities.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Ann Greer Kidd
ANN GREER KIDD

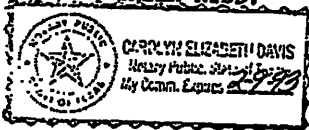
Eleanor Greer Drake
ELEANOR GREER DRAKE

Thomas D. Greer, Jr.
THOMAS D. GREER, JR.

PORTIONS OF THIS INSTRUMENT MAY NOT BE LEGALLY ENFORCEABLE WHEN RECEIVED FOR RECORDING

THE STATE OF TEXAS
COUNTY OF Smith

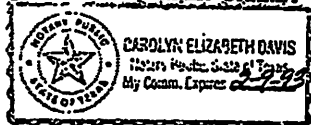
This instrument was acknowledged before me on June 5, 1992 by ANN GREER KIDD.



Carolyn Elizabeth Davis
Notary Public in and for
The State of Texas.

THE STATE OF TEXAS
COUNTY OF Smith

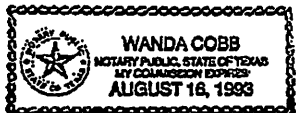
This instrument was acknowledged before me on June 5, 1992 by ELEANOR GREER DRAKE.



Carolyn Elizabeth Davis
Notary Public in and for
The State of Texas.

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on June 19, 1992 by THOMAS D. GREER, JR..



Wanda Cobb
Notary Public in and for
The State of Texas.

AFTER RECORDING RETURN TO:

MR. RICHARD G. MCKELLAR
206 Mockingbird Lane
Tyler, Texas 75701

Vertical stamp: JUN 19 1992, Notary Public Seal, State of Texas

806 PAGE 340

AND PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY HEREIN BY COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER TEXAS 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 hereon by me,
and was duly RECORDED in Wilson Public Records
VOL. 806 PAGE 339-340
OF WILSON COUNTY, TEXAS ON

JUL 0 9 1992



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

FILED
Filed in my office
AT 30 day of July 1992
EVA S. MARTINEZ, County Clerk
Wilson County, Texas
Eva S. Martinez
E. M. Lakeland & McCalla

35633



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Grace Bible Church Of La Vernia in the space specifically known as:

390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121.

Request: Specific Use Permit for an accessory structure larger than the code-defined limit


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 Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 18th, 2022 at 6:30 PM and City Council on Thursday, October 20th, 2022 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, by 5:00 PM on Friday, October 14th 2022.

Mail: City of La Vernia
Lindsey Wheeler
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: Lboyd@lavernia-tx.gov

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


Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (**in favor**) (**opposed**) to the proposed Specific Use Permit for an accessory structure larger than the code-defined limit for the property described as 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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



76317

La Vernia



■ Property in question

■ 200-Foot Area



HORNY BENJAMIN A III & PAMELA J
PO BOX 1119
LA VERNIA, TX 78121

LA VERNIA IND SCHOOL DIST
391 FM 1346 S
LA VERNIA, TX 78121

MORGESTER WELWYN & MARY ANN
104 S JEWELS DR
LA VERNIA, TX 78121

LA VERNIA IND SCHOOL DIST
249 FM 1346 S
LA VERNIA, TX 78121

HOME OWNER
100 S JEWELS DR
LA VERNIA, TX 78121

5M & 4K LLC
135 CR 327
ADKINS, TX 78101

MAZUREK RYAN & CHLOE C
105 S JEWELS DR
LA VERNIA, TX 78121

SMITH GARY & MARY E
101 N ELISE
LA VERNIA, TX 78121

WILSON BROWN & SHARON
101 S JEWELS DR
LA VERNIA, TX 78121

MENDOZA FRED C JR
100 N ELISE DR
LA VERNIA, TX 78121

MIGURA SARAH LOIS
104 S ELISE DR
LA VERNIA, TX 78121-4925

GUADALUPE REGIONAL MEDICAL CENTER
1215 EAST COURT ST
SEGUIN, TX 78155

BATTOCLETTI HAL & MARY E
1298 HWY J
NEW FLORENCE, MO 63363

HARRISON CHRIS R & NANCY R
2836 FM 775
LA VERNIA, TX 78121-4722

WESTOVER HOMEOWNERS ASSOC
P O BOX 1115
LA VERNIA, TX 78121

(SAND HILL ENTERPRISES INC)
PO BOX 399
LA VERNIA, TX 78121

GIMA ENTERPRISES LLC
PO BOX 200698
SAN ANTONIO, TX 78220

CURRY CHARLES D & JANICE M
2954 FM 775
LA VERNIA, TX 78121

CAYETANO VILLAS OF LA VERNIA LLC
2211 HANCOCK
AUSTIN, TX 78756

Mailed on 09-26-22

As of 10-14-22

0- For
0- Opposed

19 mailed

Legal Public Notice
NOTICE OF PUBLIC HEARINGS

PROPOSED SPECIAL USE PERMIT

LA VERNIA PLANNING AND ZONING COMMISSION
AND
LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 18TH day of October 2022; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 20th day of October 2022; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change for the property described as follows:

***A Special Use Permit (SUP) to allow for an accessory structure larger than the
code-defined limit
City of La Vernia, 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121.***

ORDINANCE NO. 102022-03

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE LARGER THAN THE CODE DEFINED LIMIT IN THE RETAIL (C-1) ZONING DISTRICT, SPECIFICALLY KNOWN AS, 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121, SPECIFICALLY KNOWN AS GRACE BIBLE CHURCH, ZONED C-1 RETAIL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, City Council of the City of La Vernia, Texas, finds that the granting and approval of said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

Section 1. Specific Use Permit Granted

That the Specific Use Permit for AN ACCESSORY STRUCTURE LARGER THAN THE CODE DEFINED LIMIT IN THE RETAIL (C-1) ZONING DISTRICT, SPECIFICALLY KNOWN AS, 390 S FM 1346, LOT 441, ACRES 9.5, LA VERNIA, TEXAS 78121, SPECIFICALLY KNOWN AS GRACE BIBLE CHURCH, ZONED C-1 RETAIL be adopted

Section 2. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 3. Severability

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 4. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 5. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This the 20th day of October 2022.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Lindsey Wheeler
City Secretary

APPROVED AS TO FORM:

City Attorney's Office – City of La Vernia