



City of La Vernia
ZONING BOARD OF ADJUSTMENT
102 E. Chihuahua St., La Vernia, Texas 78121
August 10, 2023
6:00 PM

AGENDA

- 1. Call to Order**
- 2. Invocation, Pledge of Allegiance and Texas Pledge**
- 3. 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 Councilmember requests an item be removed and considered separately.)
 - A.** Meeting Minutes from the 04-20-23 ZBOA Meeting
- 4. Discussion & Action**
 - A.** Discuss and consider action on a variance request from HEB located at 14414 US-87, La Vernia, TX 78121 requesting a variance from the code of ordinances Ch 26 Section 26. 1110 - Permitting Regulations for the following: requesting facade signage larger than the code currently allows
 - A.1 Open Public Hearing
 - A.2 Applicant Presentation
 - A.3 Staff Presentation
 - A.4 Receive Public Comments
 - A.5 Close Public Hearing
 - A.6 Motion
- 5. Items Specific to Future Line Items on the Agenda**
- 6. Adjourn**

DECORUM REQUIRED

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

The City Council 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 Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email 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 Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **Aug 7, 2023, at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.

Lindsey Wheeler, City Secretary



ZONING BOARD OF ADJUSTMENT

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

April 20, 2023

6:00 PM

MINUTES

1. Call to Order

Called to order at 6:08 pm

Board members Poore, Recker, Oates, and Rabel present,

Board members Hutchinson, and Gilbert absent

2. Invocation, Pledge of Allegiance, and Texas Pledge

Invocation led by Mayor Poore

Board member Gilbert arrived at 6:09 pm

3. 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 Councilmember requests an item be removed and considered separately.)

A. Approve Meeting Minutes from the 03-09-23 ZBOA Meeting

MOTION: Board member Oates made a motion to accept the consent agenda as presented, seconded by board member Recker, all in favor

4. Discussion & Action

A. 200 Wiseman Ln - Home Occupation Permit Appeal

The owner of the property at 200 Wiseman Ln presented in favor of the petition for the home occupation in the form of a yoga studio, and staff provided comments in favor of the denial of the home occupation application and rather in conformity to the current code regarding home occupations

MOTION: Board member Gilbert made a motion to deny the request for a Home Occupation Permit at 200 Wiseman Ln, seconded by board member Recker, Board member Oates is opposed, motion passes 5-1

B. 309 N. Seguin Rd - Home Occupation Permit Appeal

The owner of the property at 309 N. Seguin Rd was not able to be present, and asked the staff to present as proxy regarding the petition for the home occupation in the form of a picnic table-making operation, staff provided comments in favor of the denial of the home occupation application, and rather in conformity to the current code regarding home occupations, specifically as it relates to signage

MOTION: Board member Recker made a motion to deny the request for a Home Occupation Permit at 309 N. Seguin Rd, seconded by board member Rabel, all in favor

5. Items Specific to Future Line Items on the Agenda

The possibility of seeing additional home occupation permit appeals in the future was discussed

6. Adjourn

MOTION: Board member Rable made a motion to adjourn the meeting at 6:40 pm, seconded by board member Oates, all in favor

DECORUM REQUIRED

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

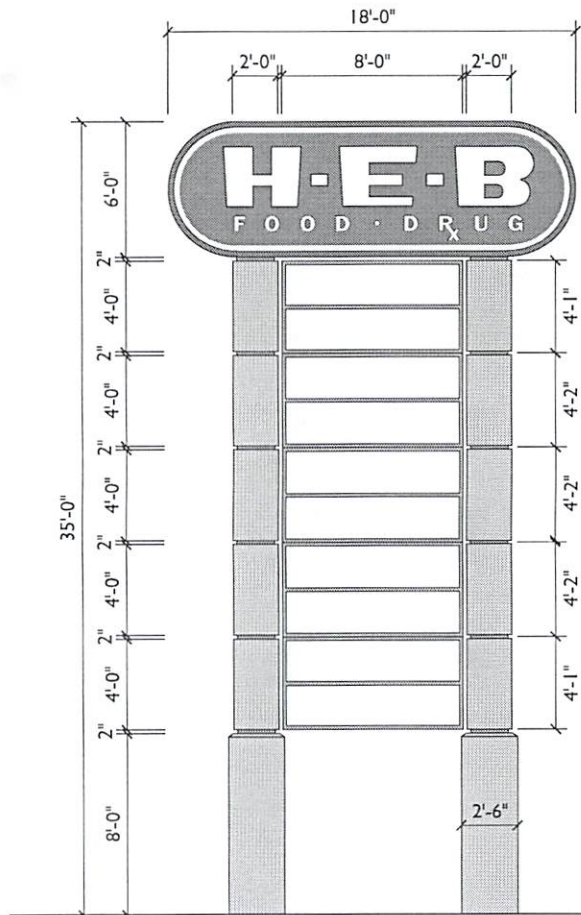
The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (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 Council meetings are available to all persons regardless of disability. The facility is wheelchair-accessible parking spaces are available. Should you require special assistance, requests for accommodations must be made 48 hours before this meeting. Braille is not available. Please get in touch with 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 Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April 17th, 2023 at 5 pm** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.

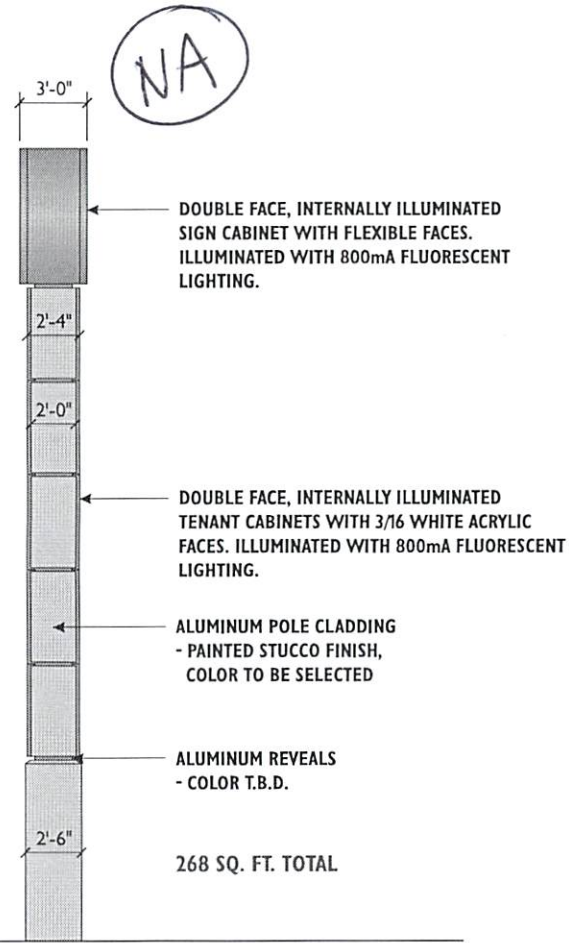
Lindsey Wheeler, City Secretary

2009 - 2010



A Multi-Tenant Pylon Elevation

Scale: 3/16" = 1'-0"



Side View

DOUBLE FACE, INTERNALLY ILLUMINATED SIGN CABINET WITH FLEXIBLE FACES. ILLUMINATED WITH 800mA FLUORESCENT LIGHTING.

DOUBLE FACE, INTERNALLY ILLUMINATED TENANT CABINETS WITH 3/16 WHITE ACRYLIC FACES. ILLUMINATED WITH 800mA FLUORESCENT LIGHTING.

ALUMINUM POLE CLADDING - PAINTED STUCCO FINISH, COLOR TO BE SELECTED

ALUMINUM REVEALS - COLOR T.B.D.

268 SQ. FT. TOTAL

ELECTRICAL REQUIREMENTS
 [2] 20 AMP, 120 V CIRCUITS REQUIRED
 (34 AMPS TOTAL)



client
HEB

location
La Vernia, Texas

sheet 1 of 10

salesperson
Pete Sitterle
 date
9-23-09
 scale
noted
 computer file (.csm)
P:\HEB Signpack\La Vernia5
 drawn by
E. Santos, Juanita, Jocelyn

important

approved
 approved as noted
 revise & resubmit
 by _____
 date _____

electrical

volts _____
 amps _____
 _____ 20 amp circuits required

comments:

Proposal # 12252
 Job # _____

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. DRAWINGS AND CONTENTS IS OBTAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK COPYRIGHT LAWS.



www.cometsigns.com

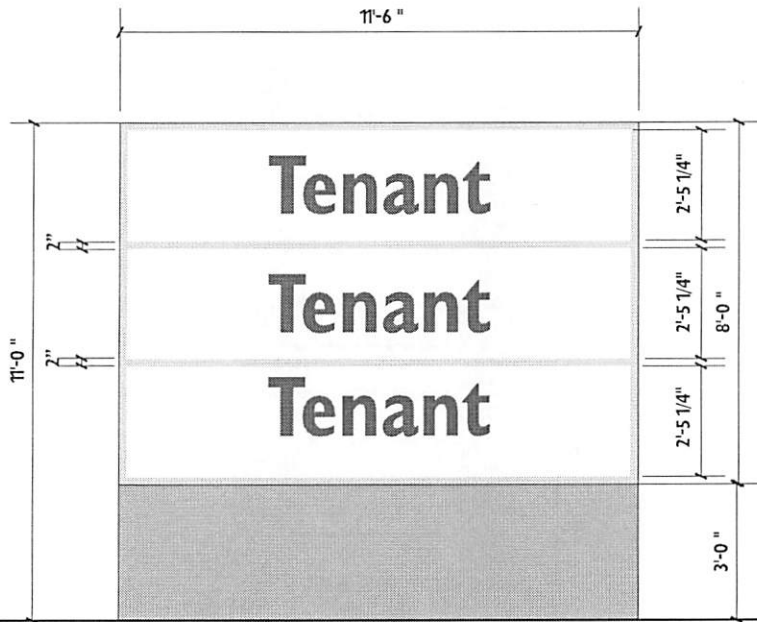
235 West Turbo
 SAN ANTONIO, TX 78216
 ph: (210) 341-7244
 fax: (210) 341-7279

NA

FINAL

FRONT VIEW

SIDE VIEW



INTERIOR LEASE TENANT SIGN ELEVATION (FREESTANDING)

SCALE: 3/8" = 1'-0"

- FABRICATE AND INSTALL FREESTANDING INTERIOR LEASE TENANT SIGN WITH FLAT FACES WITH VINYL COPY APPLIED ON SURFACE



client
H-E-B

location
La Vernia

salesperson
PETE SITTERLE

date
10-30-09

scale
AS NOTED

computer file
STANDARD INT. TENANT LEASE SIGN

Important

- approved
 - approved as noted
 - revise & resubmit
- by _____
date _____

electrical

volts _____
amps _____
20 amp circuits required

comments:

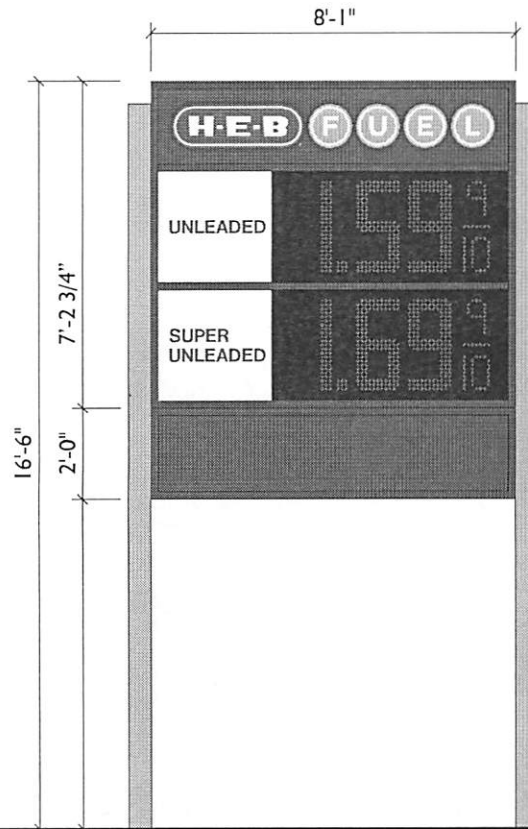
THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGN SIGNS, INC. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGN IS PROHIBITED. OWNERSHIP AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK, COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279



NA

FABRICATE AND INSTALL (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED, 3 SECTION FUEL SIGN.

- TOP CABINET - H-E-B FUEL IDENTIFICATION
- MIDDLE CABINET - 2 PRODUCT L.E.D. FUEL PRICER
- LOWER CABINET - H-E-B CAR WASH IDENTIFICATION

75 SQ. FT. TOTAL

ELECTRICAL REQUIREMENTS
 (3) 20 AMP, 120 V CIRCUITS REQUIRED
 EACH SIDE SHALL HAVE (1) DEDICATED CIRCUIT FOR LED UNITS

B L.E.D. Fuel Sign Elevation (D/F)

Scale: 3/8" = 1'-0"



client
HEB

location
La Vernia, Texas

sheet 2 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (close)
P:\HEB Signpack\La Vernia5
drawn by
E. Santos, Juanita, Jocelyn

important
 approved
 approved as noted
 revise & resubmit
 by _____
 date _____

electrical
 volts _____
 amps _____
 20 amp circuits required

comments:

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY USE OR REPRODUCTION WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. DESIGN AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
 SAN ANTONIO, TX 78216
 ph: (210) 341-7244
 fax: (210) 341-7279

H-E-B logo

client: HEB

location: La Verña, Texas

sheet 3 of 10

salesperson: Pete Stetter

date: 9-23-09

scale: noted

computer file (local): P:\HEB Signpack\La Verña

drawn by: E. Santos, Juanita, Jocelyn

Important

approved

approved as noted

review & resubmit

by: _____

date: _____

electrical

_____ volts

_____ amps

_____ 20 amp circuits required

comments:

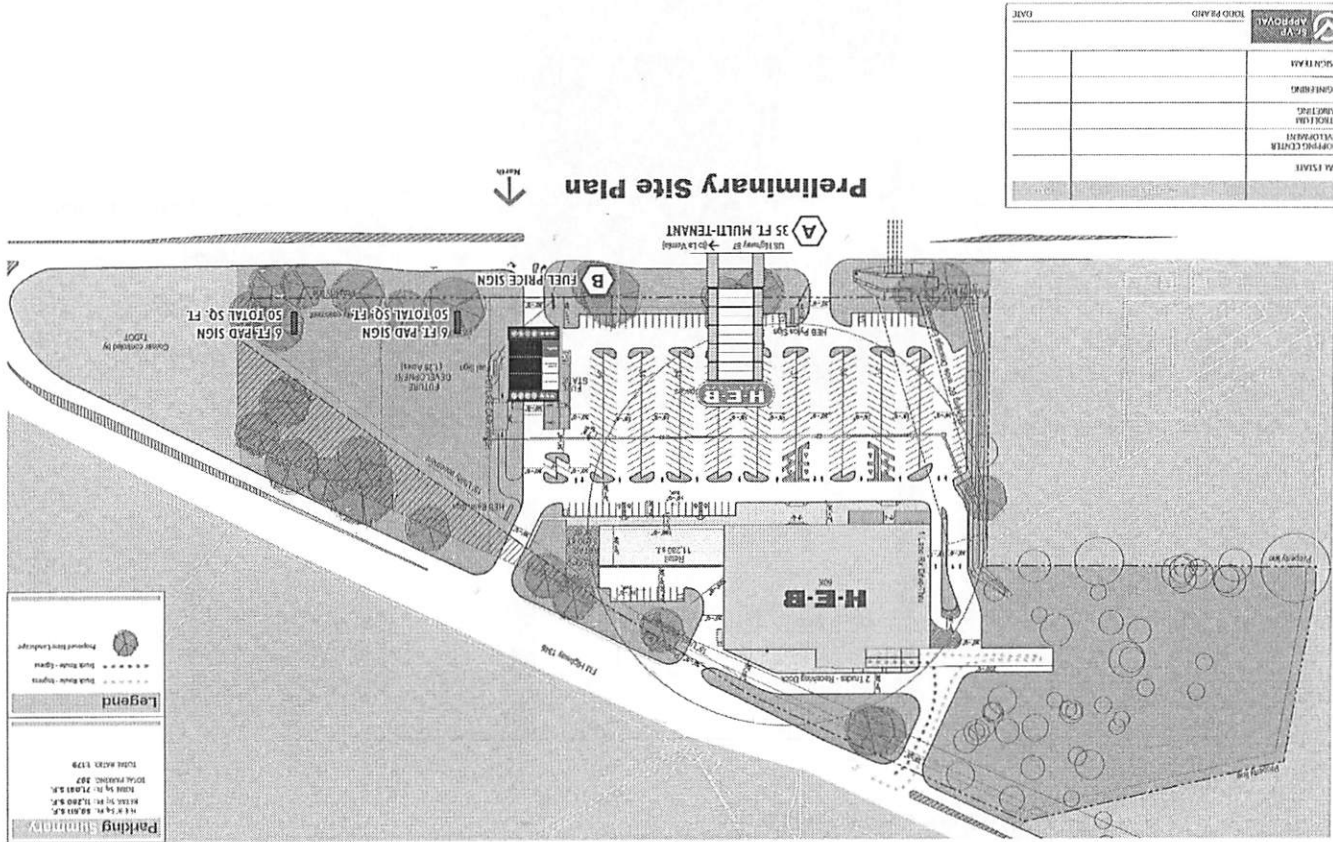
Compete SIGNS logo

www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216
PH: (210) 341-7244
FAX: (210) 341-7279

60K La Verña
Preliminary Site Plan

CONFIDENTIAL NOT FOR CONSTRUCTION



HEB APPROVAL		CITY BOARD	
APPROVAL		DATE	
DATE	DATE	DATE	DATE



client
HEB

location
La Vernia, Texas

sheet 4 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (.dwg)
P:\HEB Signpack\La Vernia5

drawn by
E. Santos, Juanita, Jocelyn

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____
amps _____
20 amp circuits required

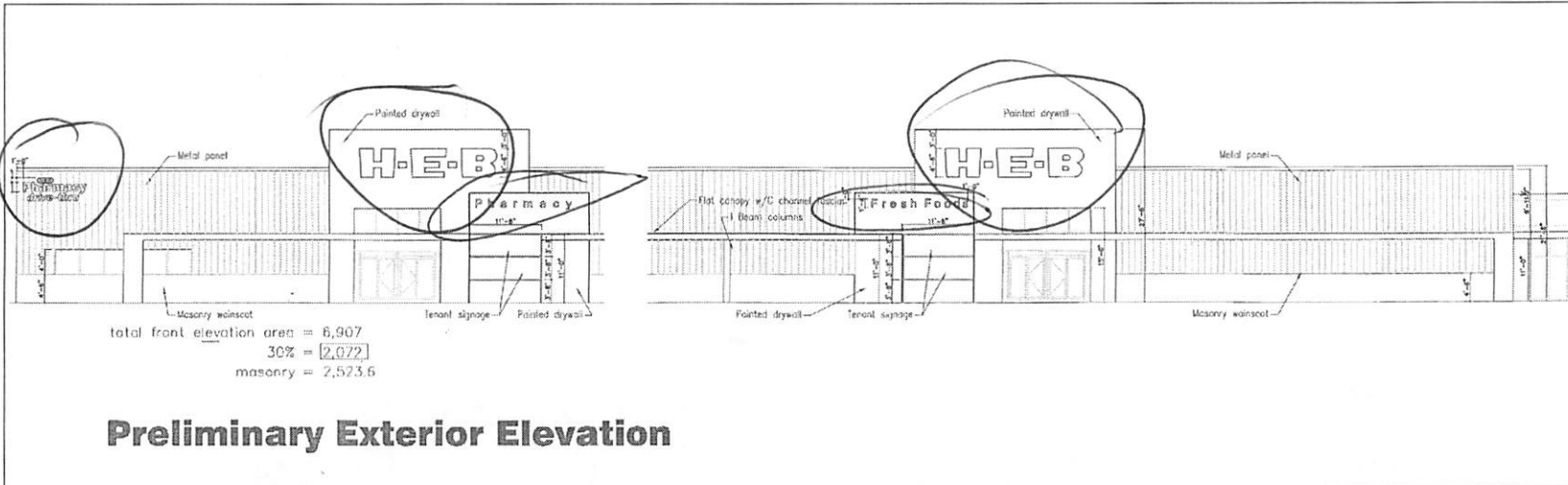
comments:

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. TRADEMARK AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216
ph: (210) 341-7244
fax: (210) 341-7279



31.61 sqft



C Secondary Channel Letter Elevation
(1) Set Required

Scale: 1" = 1'-0"

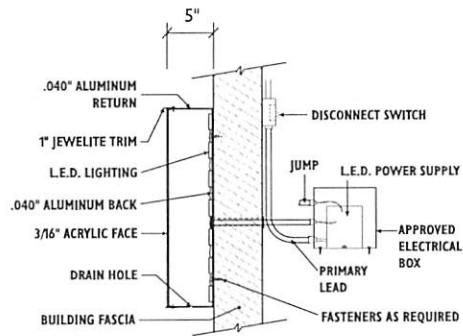
29.85 TOTAL SQ. FT.

ELECTRICAL
(12) CONT. AMPS
(7) 20 AMP 120 V.
CIRCUIT REQUIRED

INTERNALLY ILLUMINATED FACE CHANNEL LETTERS AND LOGO
ILLUMINATED WITH L.E.D. LIGHTING.

PHA MACY: 2648 BLUE PLEX
RX AND DRIVE-THRU: 2662 RED PLEX
H-E-B OVAL: 7328 WHITE PLEX WITH
VINYL APPLIED GRAPHICS.

MOUNTING METHOD:
WALL MOUNT - PROPER FASTENERS FOR
PARTICULAR WALL TYPE.



Secondary Channel Letter Section - L.E.D.

Not To Scale



client
HEB

location
La Vernia, Texas

sheet 5 of 10

salesperson
Pete Sitterle
date
9-23-09
scale
noted
computer file
P:\HEB Signpack\La Vernia5
drawn by
E. Santos, Juanita, Jocelyn

important

approved
 approved as noted
 revise & resubmit
by _____
date _____

electrical

volts _____
amps _____
_____ 20 amp circuits
required

comments:

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS AND SHOULD BE KEPT IN CONFIDENCE. ANY REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. OWNERSHIP AND EQUIPMENT IS RETAINED BY ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK/COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279



23.15 TOTAL SQ. FT.

19.18 SQ FT

18.09 TOTAL SQ. FT.

18.21 TOTAL SQ. FT.



client
HEB

location
La Vernia, Texas

sheet 6 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (.dws)
P:\HEB Signpack\La Vernia5

drawn by
E. Santos, Juanita, Jocelyn

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____

amps _____

20 amp circuits required

comments:

THIS DRAWING IS THE SOLE PROPERTY OF COMET SIGNS. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. OWNERSHIP AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK COPYRIGHT LAWS.



www.cometsigns.com

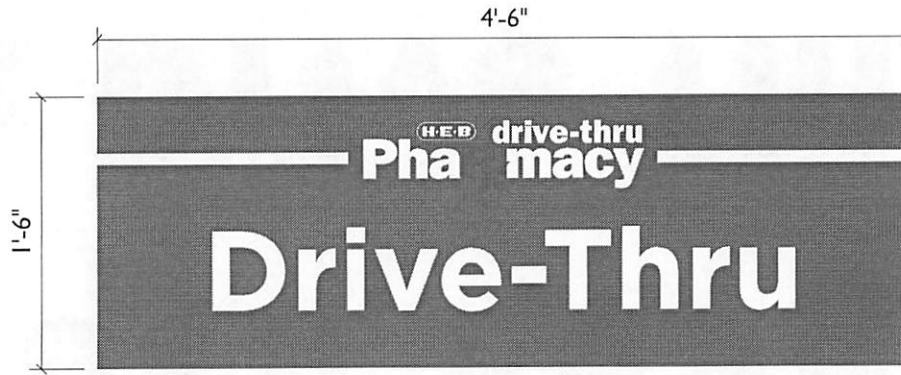
235 West Turbo
SAN ANTONIO, TX 78216
ph: (210) 341-7244
fax: (210) 341-7279

D Secondary Channel Letter Elevation
(1) Set Each Required

Scale: 3/4" = 1'-0"

INTERNALLY ILLUMINATED FACE CHANNEL LETTERS WITH RED L.E.D.
ILLUMINATION. RED RETURNS & TRIM

ELECTRICAL
(10) CONT. AMPS
(1) 20 AMP, 120V
CIRCUIT REQUIRED



E RX Drive-Thru Canopy Sign

Scale: 1/4" = 1'-0"

6.75 TOTAL SQ. FT.

- FABRICATE AND INSTALL SINGLE FACE, NON-ILLUMINATED PAN FORMED ALUMINUM SIGN PANEL WITH VINYL APPLIED GRAPHICS. BACKGROUND PAINTED TO MATCH PMS 286
- INSTALL ON ENTRANCE SIDE OF RX CANOPY



client
HEB

location
La Vernia, Texas

sheet 7 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (.class)
P:\HEB Signpack\La Vernia5

drawn by
E. Santos, Juanita, Jocelyn

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____

amps _____

_____ 20 amp circuits required

comments:

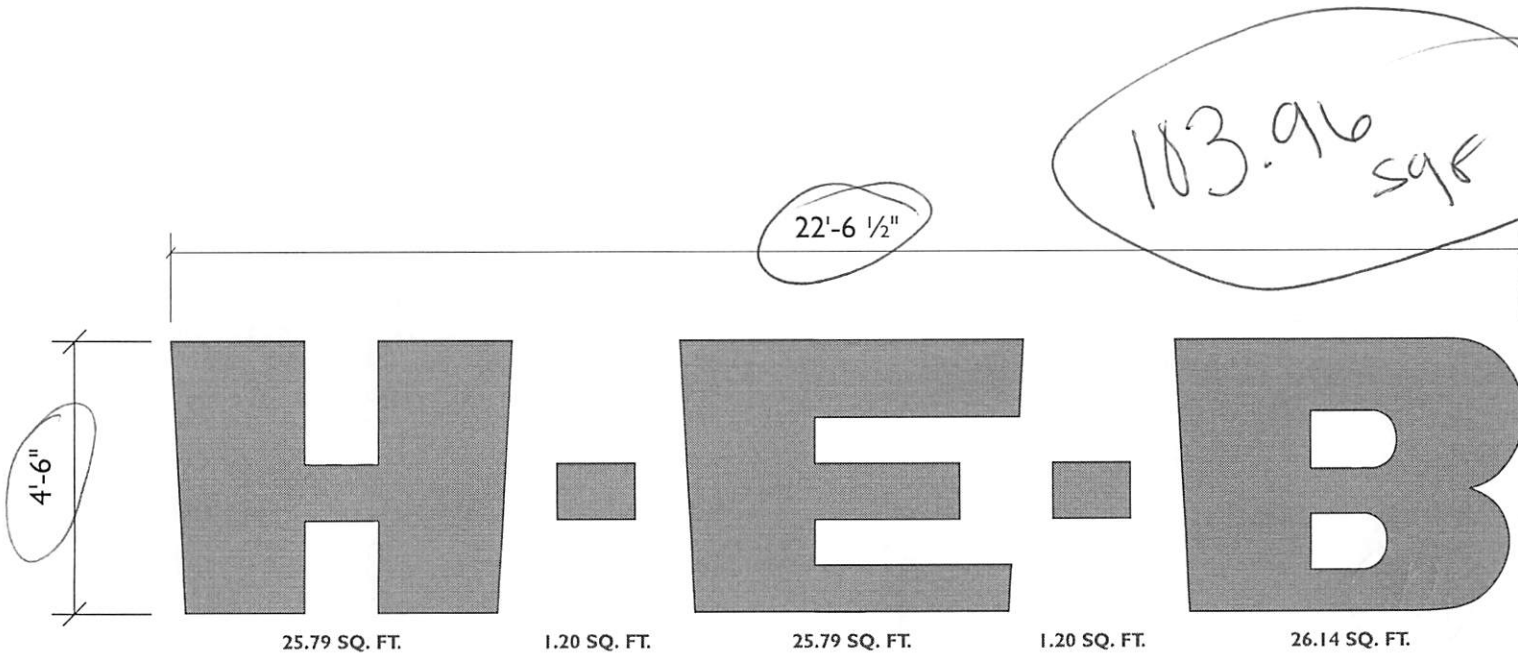
THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. DESIGNER AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK/COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279



F Channel Letter Elevation

Scale: 1/2" = 1'-0"

INTERNALLY ILLUMINATED FACE CHANNEL LETTERS WITH L.E.D. ILLUMINATION. FACES SHALL BE 3/16" 2662 RED ACRYLIC, WITH 1 1/2" ALUMINUM RETAINERS. LETTER RETURNS SHALL BE 9" DEEP. ALUMINUM RETAINERS AND RETURNS SHALL BE PAINTED RED TO MATCH FACE.

ELECTRICAL
 (10) CONT. AMPS
 (1) 20 AMP 120 V
 CIRCUIT REQUIRED



client
 HEB

location
 La Vernia, Texas

sheet 8 of 10

salesperson
 Pete Sitterle

date
 9-23-09

scale
 noted

computer file (.dgn)
 P:\HEB Signpack\La Vernia5

drawn by
 E. Santos, Juanita, Jocelyn

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____
 amps _____
 20 amp circuits
 required

comments:

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY USE OR REPRODUCTION WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. CONSULTING AND CONTRACTING IS OBTAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
 SAN ANTONIO, TX 78216

ph: (210) 341-7244
 fax: (210) 341-7279



client
HEB

location
La Vernia, Texas

sheet 8 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (.dwg)
P:\HEB Signpack\La Vernia.S

drawn by
E. Santos, Juanita, Jocelyn

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____
amps _____
_____ 20 amp circuits required

comments:

THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET SIGNS. ANY REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. OWNERSHIP AND COPYRIGHT IS RESERVED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK AND COPYRIGHT LAWS.



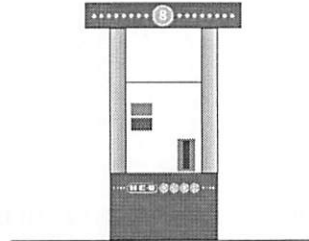
www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279

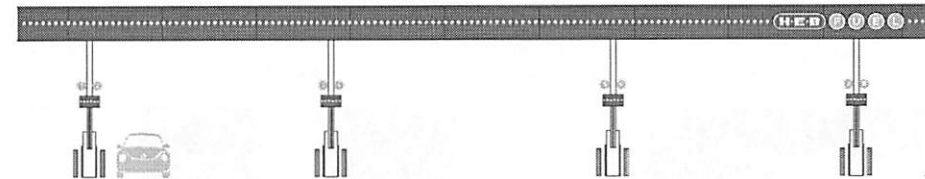
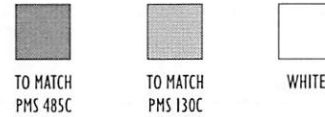


CANOPY ELEVATION A
1/8" = 1'-0"

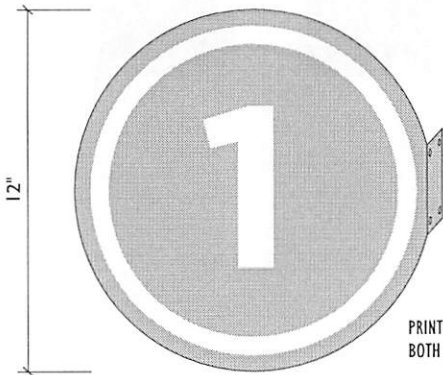


FUEL PUMP ELEVATION
Not to Scale

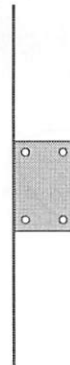
COLOR SPECIFICATIONS



CANOPY ELEVATION B
Not to Scale

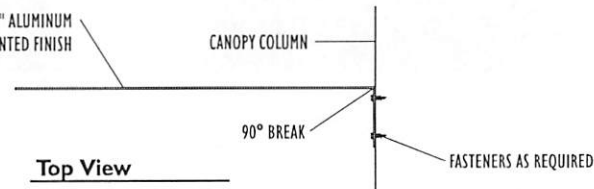


B Fuel Canopy Column Pump Numbers
Scale: 3" = 1'-0"

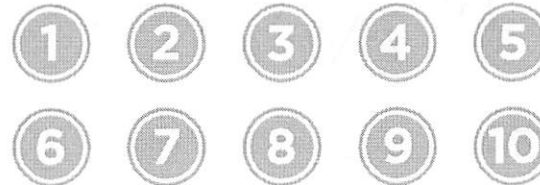


Side View

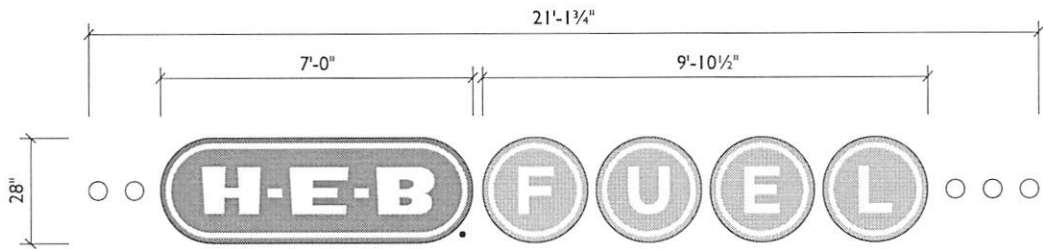
.063" - .080" ALUMINUM
- PAINTED FINISH



Top View



NUMBER PUMPS AS REQUIRED



Fuel Canopy Sign Elevation

39.86 TOTAL SQ. FT. Scale: 3/8" = 1'-0"

10" CENTER TO CENTER - TYP.

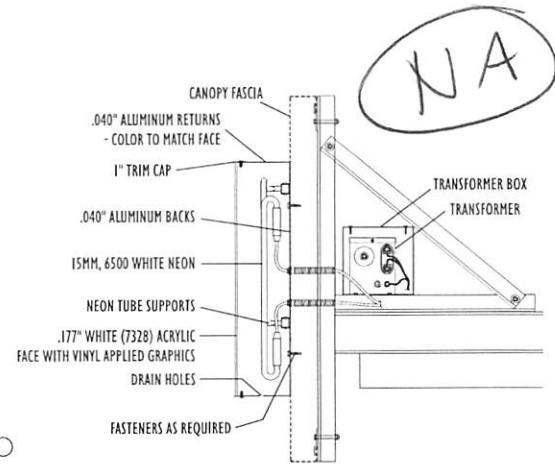


5" DIAMETER VINYL APPLIED DOT PATTERN (DOT PATTERN - ALL FOUR SIDES OF CANOPY)

Fuel Canopy Sign - Top View

RIGHT SIDE INSTALLATION ILLUSTRATED

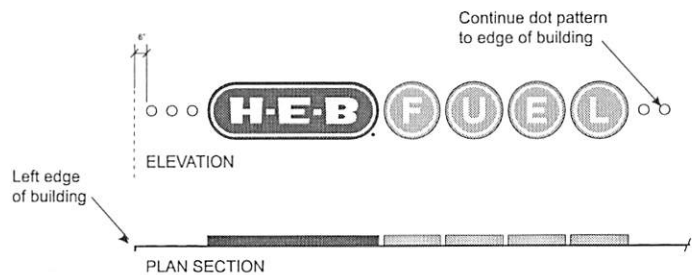
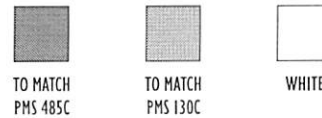
Scale: 3/8" = 1'-0"



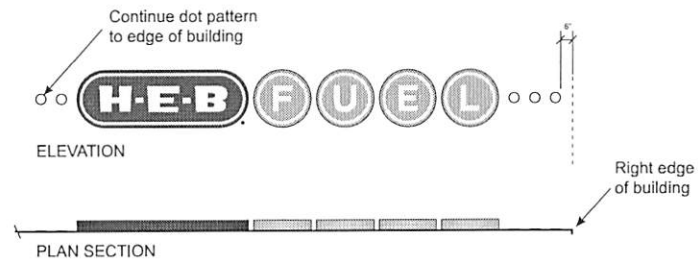
Face Channel Detail - Fuel Canopy

Not To Scale

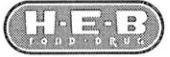
COLOR SPECIFICATIONS



LEFT SIDE INSTALLATION
Not to Scale



RIGHT SIDE INSTALLATION
Not to Scale



client
HEB

location
La Vernia, Texas

sheet 10 of 10

salesperson
Pete Sitterle

date
9-23-09

scale
noted

computer file (idea)
P:\HEB Signpack\La Vernia5

drawn by
E. Santos, Juanita, Jocelyn

important

- approved
 - approved as noted
 - revise & resubmit
- by _____
date _____

electrical

volts _____
amps _____
_____ 20 amp circuits required

comments:

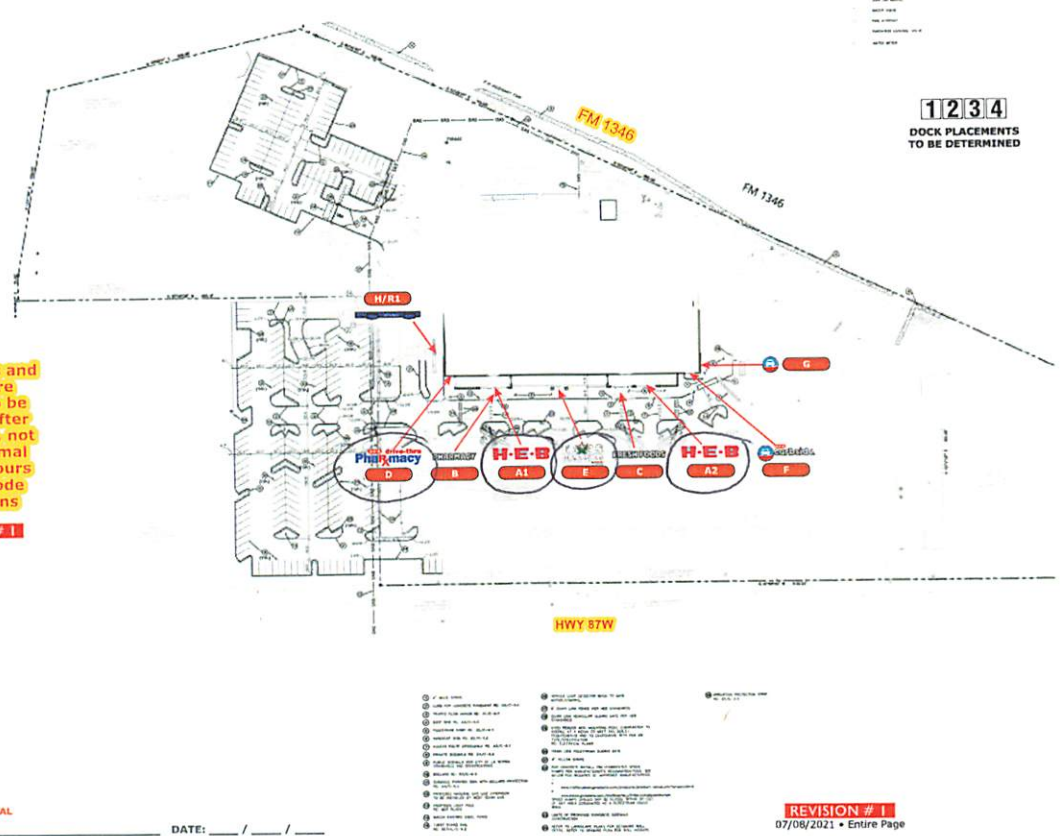
THIS DRAWING IS A EXCLUSIVE PROPERTY OF COMET SIGNS. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS IS PROHIBITED. OWNERSHIP AND COPYRIGHT IS RESERVED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TELEGRAPHIC COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279



All removals and installs are required to be before or after store hours, not during normal business hours per City Code Restrictions

REVISION # 1
 07/08/2021

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ___/___/___

REVISION # 1
 07/08/2021 • Entire Page

Revisions

Initial task: CG	14414 US Hwy 87 West, La Vernia, TX
R1/7-16-21/DC, Task ref.: 42929	dated 07/06/21
R2/7-16-21/DC, Task ref.: 42943	dated 07/06/21
R3/7-16-21/DC, Task ref.: 43201	dated 07/16/21
R4/7-16-21/DC, Task ref.: 43201	dated 07/16/21
R5/7-16-21/DC, Task ref.: 508464	dated 07/25/21
US 31.21/gh/86, Logos	7.13.21/gh/86, Eng

Comet SIGNS
 TLDR: 18010 • MET: E113768
 Corporate Office
 9503 Street Drive
 San Antonio, TX 78211
 (210) 344-7244
 Dallas
 2783 Woodhurst Lane
 Dallas, TX 75235
 (972) 876-1894
 Houston (State Sign)
 7630 Holman Road
 Houston, TX 77061
 (281) 944-1831
 Austin (Custom Sign Creations)
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9200
 Tyler (Custom Signage)
 2921 Evans Road
 Tyler, TX 75703
 (903) 581-6995
 THE DRAWING IS THE EXCLUSIVE PROPERTY OF COMET SIGNS, LLC. ANY USE, REPRODUCTION OR DISTRIBUTION WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS, LLC IS STRICTLY PROHIBITED. CONSENT AND LIABILITY IS REQUIRED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

A1 5'0" x 25'2" = 126 "HEB"
 A2 5'0" x 25'2" = 126 "HEB"
 D 6'0" x 22'9" = 135 "Drive Thru Pharmacy"
 E 7'5" x 12'5" = 93.75 "Texas Backyard"
 F 5'8" x 19'8" = 114.84 "curbside"

Date Received _____ Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 8-1-23

I (we) the undersigned, having an interest in property located at 14414 US HWY. 87 W
LA VERNIA TX. 78121 Zoning CB

Subdivision OF RECORD VOLUME 11 Lot 1 Block 1 Prop ID No. _____

Property Owner Name HEB GROCERY COMPANY

Phone 210-938-6905 Cell 915-249-5678

Mailing Address 646 S. FLORES SAN ANTONIO State TX Zip 78204

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

- () Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."
- () Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".
- Permit the modification of the height, () yard, area, () coverage and/or () parking regulations as are necessary to secure appropriate development of the subject parcel.

*Paid
by
CC - LW

2023*

The variance requested being more particularly the Board's consideration for relief from Ordinance No. 26, Article _____, Section 26-110, Permitting Regulations; to permit

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done; HEB HAS BEEN A CONTRIBUTING FACTOR TO

THIS COMMUNITY AND IS EXPANDING TO BETTER SERVE THE PEOPLE OF LA VERNIA -

HEB IS REQUESTING THE LARGER SIGNS TO MAXIMIZE VISIBILITY FOR THEIR PATRONS TRAVELING THROUGH ON HIGHWAY 87

Patti Coley
Signature of Petitioner

Patti Coley
Comet Signs, LLC
Property Owner(s) of Record or Authorized Agent