



**NOTICE OF REGULAR MEETING FOR THE  
LA VERNIA ZONING BOARD OF ADJUSTMENT**

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

**IN PERSON & VIDEO CONFERENCE**

There exists a public health emergency related to the COVID-19 VIRUS that necessitates this meeting of the City Council to take place via video conference in addition to in person pursuant to Government Code Chapters 551.127, as modified by executive order of the Governor.

Please join using this link:

<https://v.ringcentral.com/join/748352260>

Meeting ID: 748352260

Or dial:

+1 (650) 4191505 United States (San Mateo, CA)

Access Code / Meeting ID: 748352260

A recording of the conference will be made and will be available to the public in accordance with the Open Meetings Act.

Notice is hereby given that a Regular Meeting of the governing body of the La Vernia Zoning Board of Adjustment will be held on **Thursday, July 22<sup>nd</sup>, 2021 at 5:00 P.M.** in the Council Chambers of City Hall, La Vernia, Texas, at which time the following subjects will be discussed, to wit:

1. Call to Order and Declare a Quorum.
2. Invocation and Pledge of Allegiance
3. Discuss and consider action on a variance request from 106 Lauren Ct. requesting a variance from Code of Ordinances, Chapter 38, Article III, Section 38, 208 for the following:
  - Section 38-208 Dimensional & Developmental Standards– requesting to waive the setbacks required for a building or structures located in the Single Family (R-1) zoning district and approve to build over the setbacks
    - a. Applicant Presentation
    - b. Staff Presentation
    - c. Comments by Proponents and Opponents
    - d. Applicant Rebuttal
    - e. Question and comments by Board Members
4. Deliberation and Board Determination on the following:
  - A. Discussion and possible action to approve a variance from the setback requirements for 106 Lauren Ct, located in the Silverado Hills Subdivision.
5. Adjournment.

The Zoning Board of Adjustment 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 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

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 board, in 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 **July 19, 2021 at 5:00 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Brittani Porter, City Secretary

Date Received \_\_\_\_\_

Payment \_\_\_\_\_

**PETITION FOR VARIANCE**  
**La Vernia Zoning Board of Adjustment**

Date 6-14-2021

I (we) the undersigned, having an interest in property located at 106 Lauren Court, La Vernia, TX 78121 Zoning \_\_\_\_\_

Subdivision Silverado Hills Lot 4 Block 2 Prop ID No. \_\_\_\_\_

Property Owner Name Jean Rutkowski

Phone 210.723.6421 Cell 210.723.6421

Mailing Address 106 Lauren Court L.V. State TX Zip 78121

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.

The variance requested being more particularly the Board's consideration for relief from Ordinance No. \_\_\_\_\_, Article \_\_\_\_\_, Section 38, 208; 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: \_\_\_\_\_

Jean Rutkowski  
Signature of Petitioner

Jean + Fredrick Rutkowski  
Property Owner(s) of Record or Authorized Agent



a Vernia, TX 781



-yellow circle is 125 Alexandria (previous carport, variance, approval)

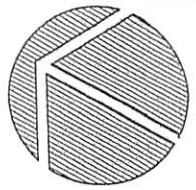


URVEYOR'S NOTE: BEARINGS ARE BASED ON SUBDIVISION  
LAT OF SILVERADO HILLS SUBDIVISION UNIT 1.

NOTE: THIS PLAT SHOWS THE LOCATION OF  
EASEMENTS, RESTRICTIONS, AND BUILDING  
SETBACK LINES AS SET FORTH IN  
SCHEDULE "B" OF TITLE COMMITMENT G.F.  
NO. 2017-05-0284LV-C FURNISHED BY  
TLE EXPRESS, INC.

EASEMENT:  
ELECTRIC EASEMENT FROM SILVERADO  
HILLS, LTD. TO GUADALUPE VALLEY  
ELECTRIC COOPERATIVE, INC.  
RECORDED IN VOLUME 912, PAGE  
286, OFFICIAL PUBLIC RECORDS  
OF WILSON COUNTY, TEXAS.

ROAD AND STREET CONVEYANCE:  
VOLUME 1001, PAGE 153, OFFICIAL  
PUBLIC RECORDS OF WILSON  
COUNTY, TEXAS.



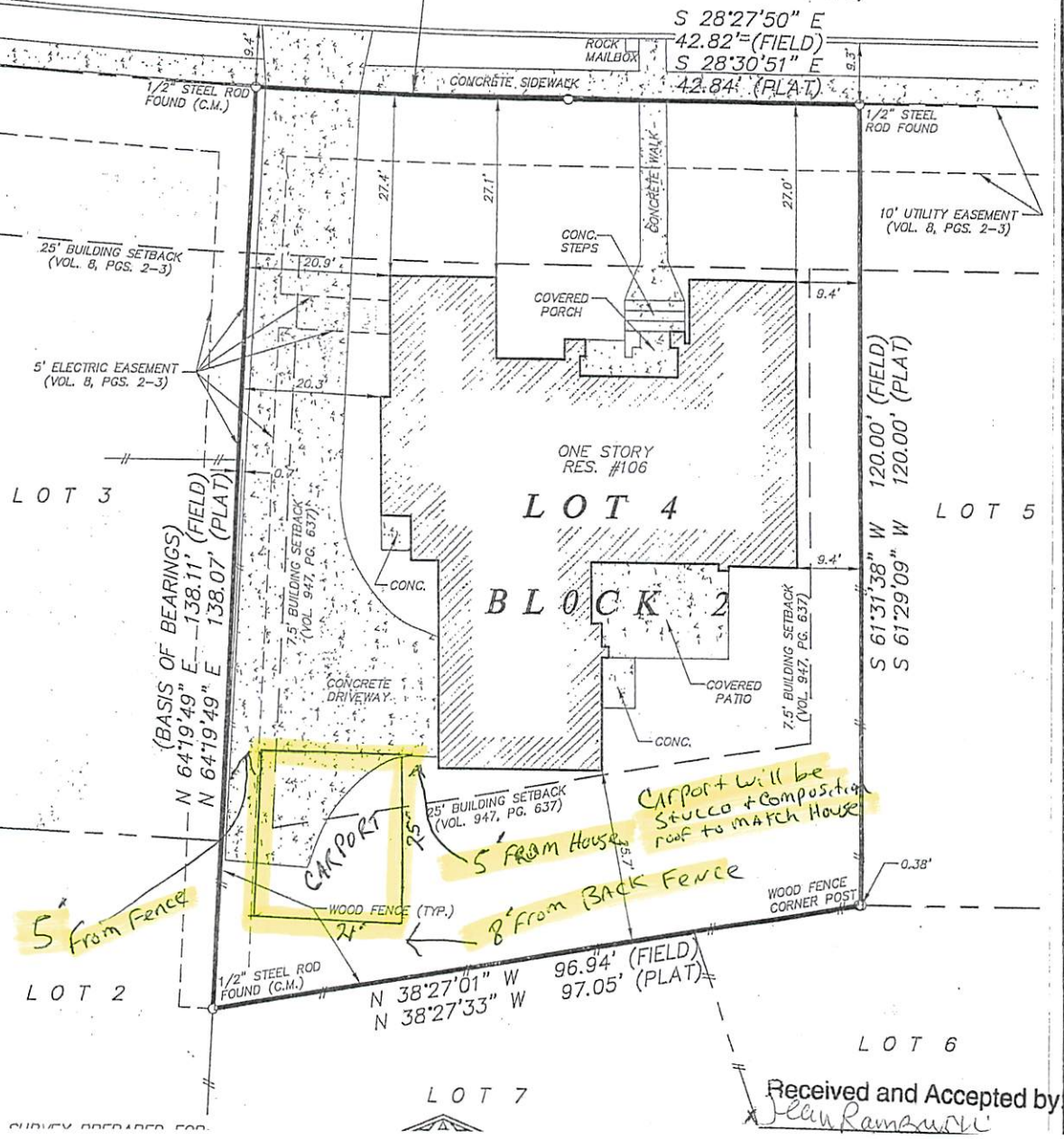
RESTRICTIVE COVENANTS:  
VOLUME 947, PAGE 637,  
VOLUME 1008, PAGE 316,  
VOLUME 1041, PAGE 884,  
OFFICIAL PUBLIC RECORDS OF  
WILSON COUNTY, TEXAS.

**CURVE DATA**  
 $\Delta = 02^{\circ}50'40''$   
 $R = 925.00'$   
 $T = 22.96'$   
 $L = 45.92'$

SCALE: 1" = 20'

LEGEND:  
C.M. - CONTROLLING MONUMENT

**LAUREN COURT**  
(50' R.O.W. - 30' PVMT.)



Received and Accepted by  
*Jean Ramirez*

- 5' from east side of fence (property line/102
  - 8' from back fence (North side)
  - 5' from west side of home
- Lauren Ct.

