



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

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

February 6, 2018
6:30 p.m.

AGENDA

1. Call to Order

2. Invocation, Pledge of Allegiance and Texas Pledge

3. Citizens to be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no council action may take place and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion)

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner requests an item be removed and considered separately.)

- A. Approve the minutes from the December 5, 2017 Meeting
- B. Approve the minutes from May 9, 2017 Meeting
- C. Approve the minutes from March 30, 2017 Joint Workshop

5. Public Hearing

- A. Public Hearing to receive comments regarding the granting of a Specific Use Permit for a hotel located at 208 FM 1346, La Vernia, Texas 78121.
- B. Public Hearing to receive public comments regarding the proposed change of zoning district classification from present classification of R-1 (Single Family Residence) to C-1 (Commercial Retail) for City of La Vernia, Lot 429, located at 203 San Antonio Rd., La Vernia, Texas 78121.
- C. Public Hearing to receive public comments regarding amending Sec. 38-302 of the Zoning Ordinance

6. Discussion & Action

- A. Discuss and consider recommendation to La Vernia City Council on granting of a Specific Use Permit for a hotel located at 208 FM 1346, La Vernia, Texas 78121.
- B. Discuss and consider recommendation to La Vernia City Council on the proposed change of zoning district classification from present classification of R-1 (Single Family Residence) to C-1 (Commercial Retail) for City of La Vernia, Lot 429, located at 203 San Antonio Rd., La Vernia, Texas 78121.
- C. Discuss and consider recommendation to La Vernia City Council on amending Sec. 38-302, to include outdoor physical fitness, of the Zoning Ordinance.

7. Items Specific to Future Line Items on the Agenda

8. Adjourn

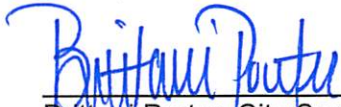
DECORUM REQUIRED

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

The Planning and Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.086 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Planning and Zoning Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email bporter@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **February 3, 2018 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Britanni Porter, City Secretary

LA VERNIA PLANNING AND ZONING COMMISSION
MINUTES OF JOINT WORKSHOP OF THE
CITY COUNCIL AND PLANNING & ZONING COMMISSION

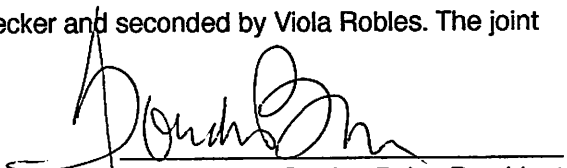
March 30, 2017

1. **Call to Order**
 - A. **City Council-** Mayor Gregory called the City Council workshop to order at 5:30 p.m.. City Council members present were Mayor Robert Gregory along with Council persons Jennifer Moczygemba, Harold Schott, Eloi Cormier Mark Doege, and Rhonda Watson.
 - B. **Planning and Zoning Commission-** Chairman, Gordon Bake called the Planning & Zoning Commission workshop to order at 5:30 p.m and declared a quorum. Members Present were Chairman Gordon Bake and Commissioners Martin Poore, Viola Robles and Dianell Recker. Commissioner Marlin Tanneberger was absent. City Secretary Brittani Porter, and City Manager Yvonne Griffin were also in attendance.
2. **Invocation, Pledge of Allegiance, and Texas Pledge-** Commissioner Dianell Recker led the workshop invocation followed by the Pledge of Allegiance and the Texas Pledge.
3. **Citizens to be Heard-** There were no citizens to be heard.
4. **Public Hearing, Discussion and Action of the Planning & Zoning Commission-**
 - A. Public Hearing to receive public comments regarding the City's Zoning Regulations regarding the exterior construction and architectural standards located in Chapter 38-404. Chairman Gordon Bake opened the public hearing at 5:32 p.m.. There were no citizens to be heard. The public hearing was closed at 5:33 p.m..
 - B. Discuss and consider recommendation to the City Council regarding the City's Zoning Regulations for the exterior construction and architectural standards located in Chapter 38-404. There was discussion that unless the exterior construction is in the overlay district or attached to the primary structure the accessory structure would have to comply with the ordinance. Councilman Mark Doege had a question about what the overlay district is. Mayor Gregory went over the parts of town that the overlay district included and what the requirements were. Councilwoman Rhonda Watson asked if the building was behind the primary residence and behind a privacy fence would the masonry still be required. The answer was no the building would be exempt as long as it is behind a privacy fence. Councilman Mark Doege asked if doors and windows are included in the percentage. The answer for this question is that 25% of the structure that is visible from any street or roadway must be covered with masonry, columns would be included in the percentage but not doors and windows. A motion was made by Dianell Recker and seconded by Viola Robles to make a recommendation to the City Council to accept 25% masonry on the exterior of accessory buildings to include columns in the percentage but not doors and windows. Motion Carried
5. **Public Hearing, Discussion and Action of the City Council**
 - A. Public hearing to receive public comments regarding the Planning and Zoning Commission recommendation for the City's Zoning Regulations regarding the exterior construction and architectural standards located in Chapter 38-404. Mayor Gregory opened the public hearing at 5:58 p.m.. There were no citizens to be heard. The public hearing closed at 5:58 p.m..
 - B. Discuss and consider action on Ordinance No. 033017-01, to amend La Vernia Code of Ordinances Chapter 38, Zoning Article IV- Supplemental Regulations, Section 38-404 Exterior Construction Standards. Mayor Gregory asked City Secretary, Brittani Porter to read the motion made by Planning and Zoning Commissioner Dianell Recker. Chairman, Gordon Bake asked for clarification on excluding doors and windows. Mayor Gregory explained that doors and windows would not be included in the square footage. A motion was made by Councilwoman Jennifer Moczygemba to accept Planning & Zoning's recommendation of 25% masonry on the outside of any accessory building that is visible to any street or roadway to include columns but not doors and windows in the percentage.

6. Discussion Item

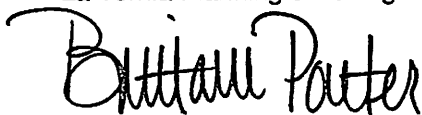
Discussion regarding possible amendments to Section 26 of the La Vernia Code, Sign Ordinance. Mayor Gregory started by asking if anyone had an issue with the O'Reilly's sign. Nobody voiced that they had any issues. The pole sign ordinance is stated as not to exceed 75' in height for commercial buildings. Gordon brought up that had the sign exceeded the sign height that it would have had to come before P&Z for recommendation. Councilman Harold Schott brought up that he thought the electronic sign at the La Vernia Country Store is too bright. It was agreed that a sign could be multicolored with a dimming feature. Miguel Capre addressed the commissioners and council members saying that most city ordinances say that business owners have to bring the brightness of their electronic signs down to 70%. There was discussion as to how to calculate foot candles into lumens. Everyone agreed to .3 foot candles above ambient light. Brittani is to call La Vernia Country Store about turning down their sign in order for everyone to see what it looks like at .3 lumens.

7. **Adjourn-** A motion to adjourn was made by Dianell Recker and seconded by Viola Robles. The joint workshop was adjourned at 6:35 p.m..



Gordon Bake, President
La Vernia Planning & Zoning Commission

Dianell Recker, Secretary
La Vernia Planning & Zoning Commission



CITY OF LA VERNIA
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

May 9, 2017

ITEM NO 1. Call To Order-A regular meeting of the City Of La Vernia, Planning And Zoning Commission was called to order at 6:30 p.m. and a quorum was declared. Present were Chairman Gordon Bake, Commissioners Marlin Tanneberger, Dianell Recker, Viola Robles and Martin Poore. Also present was City Secretary Brittani Porter, City Manager Yvonne Griffin, and Mayor Robert Gregory.

ITEM NO 2. Invocation, Pledge of Allegiance, and Texas Pledge. Chairman Gordon Bake led the meeting in the Lord's Prayer, followed by the Pledge of Allegiance and the Texas Pledge.

ITEM NO 3. Citizens to be heard. There were no citizens to be heard.

ITEM NO 4. Consent Agenda.

- A. Approve minutes from the February 15, 2017 Special Planning & Zoning Commission Meeting. A motion to accept the minutes was made by Dianell Recker and seconded by Marlin Tanneberger. Motion Carried.
- B. Approve Minutes from the March 30, 2017 Special Planning & Zoning Commission Meeting. Gordon had a question about Item #6, third sentence from the bottom. He was questioning if the word "by" should be "to". Dianell checked her notes and discovered that the minutes should reflect the word "to". (minutes have been corrected). A motion to accept the minutes was made by Martin Poore and seconded by Dianell Recker. Motion Carried.

ITEM NO 5. Public Hearing

- A. Public hearing to receive public comments regarding proposed amendments to the City of La Vernia's Code of Ordinances, Chapter 26-Signs. The public hearing was opened at 6:36. There were no public comments. The hearing was closed at 6:37.

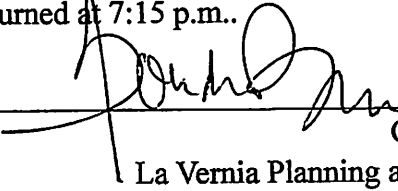
ITEM NO 6. Discussion & Action

- A. Discuss and consider recommendation regarding proposed amendments to the City of La Vernia's Code of Ordinances, Chapter 26-Signs. There was discussion on the following items: P-12 (f)(1) it was decided to allow 2 poles with no limit on flags, P-12 (a)(2) the sign face of any temporary sign, must not exceed 3x3 or 9 square feet and not to exceed 15 signs. P-9 26-107 (a)(3) & (6) Martin asked about the word "content", P-10 (d)(1), (2),(e) uses the description "city designee" many times while on page (15) 26-111(b) the description "code enforcement officer". It was decided by the commission that the description "code enforcement officer" should be used in both places, p-16 26-112 (c) uses "city council", Yvonne informed the commission that it should actually read " board of adjustments", P 17 (2) uses "code enforcement officer" but should instead say "city

designee" as in the rest of the page, P-13 (b) (3) it was decided that a pole sign can not exceed 75 sq ft and a pylon sign should not exceed 50 sq ft, Mayor Gregory says that we'll have to address the issue of number of signs for commercial complexes in the near future to accommodate future growth. A motion was made by Martin Poore and seconded by Dianell Recker to make a recommendation to the city council to accept the ordinance with changes that the commission discussed. Motion Carries.

ITEM NO 7. Items Specific to Future Line Items on the Agenda. There are no future items.

ITEM NO 8. Adjourn. A motion was made by Marlin Tanneberger and seconded by Viola Robles to adjourn. The meeting was adjourned at 7:15 p.m..



Gordon Bake, Chairman
La Vernia Planning and Zoning Commission

ATTEST:

Dianell Recker, Secretary
La Vernia Planning and Zoning Commission



CITY OF LA VERNIA
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

December 5, 2017

Item No. 1 Call to Order

A regular meeting of the Planning and Zoning Commission of the City of La Vernia was called to order at 6:30 PM and a quorum was declared. Present were Chairman, Gordon Bake, Vice Chairman, Marlin Tanneberger, Commissioners Viola Robles, Jeff Richter and Carol Lohse.

Item No. 2 Invocation, Pledge of Allegiance and Texas Pledge

Chairman Gordon Bake led the meeting in The Lord's Prayer, followed by the Pledge of Allegiance and the Texas Pledge.

Item No. 3 Citizens to be Heard

There were no citizens to be heard

Item No. 4 Consent Agenda

A motion was made by Gordon Bake to accept the minutes from the October 10, 2017 Regular Meeting of the Planning and Zoning Commission, seconded by Jeff Richter. Motion carried.

Item No. 5 Public Hearing

A public Hearing to receive public comments regarding the replat of 108 San Antonio Rd., La Vernia, Texas 78121 was opened at 6:32 PM. No comments were represented. The hearing closed at 6:33 PM.

Item No. 6 Discussion & Action

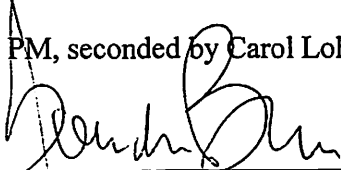
Chairman Gordon Bake confirmed that all minimum city requirements have been met for the replat of 108 San Antonio Rd., La Vernia, Texas 78121. Motion was made by Jeff Richter and seconded by Marlin Tanneberger to recommend the replat of 108 San Antonio Rd., La Vernia, Texas 78121. Motion passed with no opposition.

Item No. 7 Items Specific to Future Line Items on the Agenda

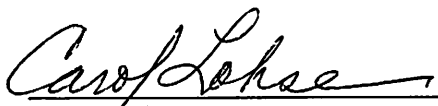
There were none at this time

Item No. 8 Adjourn

A motion was made by Viola Robles to adjourn the meeting at 6:36 PM, seconded by Carol Lohse. Motion passed and meeting was adjourned.


Gordon Bake, Chairman
La Vernia Planning & Zoning Commission

ATTEST:


Carol Lohse, Secretary

Date Received 01-23-18
Permit/Receipt No. _____
Fee Paid \$100.00
CK#5510

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
codeenforcement@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 FJK Properties LLC

Mailing Address 24702 Player Oaks, San Antonio TX 78260

Telephone _____ Fax _____ Mobile 407-921-4613 Email jaysinojia@gmail.com

Property Address/Location La Vernia Crossing - Lot 3 Property ID No 67504

Legal Description
Name of Subdivision La Vernia Crossing - Block 1 Lot 3 - 1.611 ACres

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

Existing Use of Property Vacant Lot

Proposed Use of Property (attach additional or supporting information if necessary)
3 story Hotel

Current Zoning C2

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

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
Joel Katz - HK La Vernia Associates, Ltd.

Date 1/22/2018

Date of Publication <u>01-25-18</u>	For Office Use Only	Date of P&Z Public Hearing <u>2-16-18</u>
Date of 200 Ft Notices <u>1-24-18</u>		Date of Council Public Hearing <u>2-8-18</u>
Ordinance No. _____		Approved _____ Denied _____



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of HK La Vernia Associates, LTD. in the space specifically known as:

100 S. FM 1346, City of La Vernia, Block 1, Lot 3, La Vernia Crossing Subdivision zoned C-1 Retail

Request: for granting a Specific Use Permit for the purpose of a hotel space.

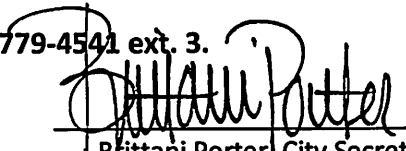
Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. **However, the zoning of your property will not be affected.** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the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

Public hearing for this request are scheduled before the Planning & Zoning Commission on Tuesday February 6th, 2018, and tentatively before City Council on Thursday February 8th, 2018. Both meetings will begin at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and are open to the public. To submit written comments please complete the information below, including your signature, and return by Friday February 2nd, 2018 to:

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

Email: bporter@lavernia-tx.gov

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


Brittani Porter, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (in favor) (opposed to) the proposed Special Use Permit for the property described as 100 S. FM 1346, Block 1, Lot 3, La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

100 S. FM 1346

1 GC SA Properties LLC
16109 University Oak
San Antonio, Texas 78249

3 HK La Vernia Assoc. LTD
11825 IH 10 W Ste. 100
San Antonio, Texas 78230

5 AutoZone Parts Inc.
123 S Front St. 3rd Floor
Memphis, TN. 38103-2107

2 Lizengroup LLC
7825 Sweetwind Circle
Boerne, Texas 78015

4 HEB Grocery Company LP.
Attn: Real Estate Dept.
646 S Flores St.
San Antonio, Texas 78204

Tommy & Cyndie Barnes
Jay & Connie Hearne
314 Oak Bend Dr.
La Vernia, Texas 78121

Patricia Goynes
P.O. Box 196
La Vernia, Texas 78121-0196

La Vernia ISD
Mrs. Theresa Watson
13600 US Hwy 87 W.
La Vernia, TX 78121

Christopher Dinh & Austin Nguyen
17035 Darien Wing
San Antonio, Texas 78247

Dr. Mark A Simmons DDS
13549 US Hwy 87 W
La Vernia, Texas 78121

Riaz Homes LLC
P.O. Box 28
Seguin, Texas 78155

Sergio & Juana Hernandez
P.O. Box 193
Seguin, Texas 78156

Producers Cooperative Marketing Assoc.
210 S. Castell Ave.
New Braunfels, Texas 78130

Notices mailed on: January 24th 2018

Date Received 01-12-18

Permit/Receipt No. _____

Fee Paid \$100.00

CR # 3409

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 Georgiana Jackson

Mailing Address 218 Big Oak Dr, Adkins TX 78101

Telephone _____ Fax _____ Mobile 210 248-7155 Email jacksongeorgiana@gmail

Property Address/Location 203 San Antonio St, La Vernia TX 78121

Legal Description _____

Name of Subdivision _____

Lot(s) .429 (E PT) 10 Block(s) 29 Acreage 1.0520

Existing Use of Property _____

Proposed Use of Property To be used for commercial if needed
(attach additional or supporting information if necessary)

Commercial Residential Commercial
Zoning Change Request: Current Zoning _____ Proposed Zoning _____

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)

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:

Georgiana Jackson
Signature of Owner(s)/Agent

01-10-18
Date

For Office Use Only	
Date of Publication <u>1-25-18</u>	Date of P&Z Public Hearing <u>2-6-18</u>
Date of 200 Ft Notices <u>1-24-18</u>	Date of Council Public Hearing <u>2-8-18</u>
Ordinance No. _____	Approved _____ Denied _____



ORIGINAL

SCANNED
COMPLETED

388 19 438 * 286 288

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

General Warranty Deed

Date: December 18, 2017

Grantor: Marcus Wallace joined herein by his wife, Stacy Wallace

Grantor's Mailing Address:

501 Sunrise Drive, Apt. 2207
Universal City, Texas 78148

Grantee: Georgiana Jackson, a married woman

Grantee's Mailing Address:

218 Big Oak
Adkins, Texas 78101

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being 1.0520 of an acre, more or less, out of the Juan Delgado Grant, Survey No. 8, A-8, lying within the corporate city limits of La Vernia, Texas, conveyed to Julian Serato by Deed of record in Volume 122, Page 170, Deed Records of Wilson County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Easements, right-of-ways and all matters shown on Plat of City of La Vernia, recorded in Volume 1, Page 113, Plat Records of Wilson County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant

RECORDING INFORMATION
FURNISHED BY THE
RECORDING OFFICE
WILSON COUNTY, TEXAS

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Marcus Wallace

Stacy Wallace

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on December 18, 2017, by Marcus Wallace.



Tracy Lynn Friederick
Notary Public, State of Texas
My commission expires: 7/15/18

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on December 18, 2017, by Stacy Wallace.



Tracy Lynn Friederick
Notary Public, State of Texas
My commission expires: 7/15/18

PREPARED IN THE OFFICE OF:
Foster & Harvey, P.C.
3586 Highway 181 N.
Floresville, Texas 78114

✓ AFTER RECORDING RETURN TO:
Georgiana Jackson
218 Big Oak
Adkins, Texas 78101

South Central Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

**METES AND BOUNDS DESCRIPTION
OF A 1.0520 ACRE TRACT**

December 17th, 2007.

Being a 1.0520 of an acre tract of land out consisting of Tract 1 and Tract 2 out of the Juan Delgado Grant, Survey No. 8, lying within the corporate city limits of La Vernia, Texas conveyed to Julian Serato by Deed of Record in Volume 122, Page 170, Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod found on north right-of-way line of San Antonio Rd. and being the southeast corner of this tract;

THENCE: S 75°01'26" W, a distance of 70.08 feet to a chain link fence post and being the angle corner of this tract;

THENCE: S 89°05'36" W, a distance of 64.12 feet to a 1/2" iron rod found on the north right-of-way line of San Antonio Rd. and being a re-entrant corner of this tract;

THENCE: S 89°29'27" W, a distance of 141.31 feet to a chain link fence post for the southeast corner of Lot 429W and being the southwest corner of this tract;

THENCE: N 28°17'47" W, a distance of 135.55 feet to a chain link fence post for the northeast corner of Lot 429W and being the northwest corner of this tract;

THENCE: N 67°46'17" E, a distance of 246.88 feet to a 1/2" iron rod found for the northwest corner of Lot 427 and being the northeast corner of this tract;

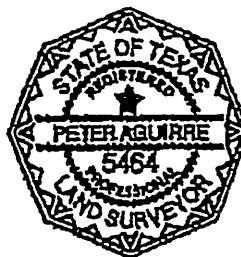
THENCE: S 29°30'00" E, a distance of 221.02 feet to the **POINT OF BEGINNING** and containing a 1.0520 of an acre tract of land, more or less, according to a survey made on the ground.

South Central Surveyors of Texas



Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 7-4100-231

A drawing of even job number and data was also prepared.



PORTIONS OF THIS DOCUMENT MAY
NOT BE LEGIBLE/REPRODUCIBLE
WHEN RECEIVED FOR RECORDING

EXHIBIT "A"



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Marcus Wallace.

Property: 1.1234 addressed as 203 San Antonio Rd La Vernia, Texas 78121.

Request: to be used for commercial if needed.


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.

Public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday February 6th, 2018, and tentatively before City Council on Thursday February 8th, 2018. Both meetings will begin at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St. and are open to the public. To submit written comments please complete the information below, including your signature, and return by Friday February 2nd, 2018 to:

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

Email: bporter@lavernia-tx.gov

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


Brittani Porter, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am (in favor) (opposed to) the proposed Special Use Permit for the property described as 203 San Antonio Rd. , Lot 10, Block 29, La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

GC SA Properties LLC
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Memphis, TN. 38103-2107

Lizengroup LLC
7825 Sweetwind Circle
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HEB Grocery Company LP.
Attn: Real Estate Dept.
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Notices mailed on: January 24th 2018