



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING**  
Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

August 3, 2021  
6:30 p.m.

**IN PERSON & VIDEO CONFERENCE**

There exists a public health emergency related to the COVID-19 VIRUS that necessitates this meeting of the planning and zoning commission 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.

Join virtual using this link:

<https://v.ringcentral.com/join/116704256>

Meeting ID: 116704256

Or dial:

+1 (650) 4191505 United States (San Mateo, CA)  
Access Code / Meeting ID: 116704256

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

**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 minutes from the June 1<sup>st</sup> 2021

**5. Public Hearing/Discussion & Action**

A. Public Hearing to receive public comments regarding the re-zoning of 403 Seguin St., (C&C Crossing, Lot 4 ) 1.94 acres La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).

B. Discuss and consider recommendation to the City Council for the re-zone of 403 Seguin St., (C&C Crossing, Lot 4) 1.94 acres La Vernia, TX 78121 from present classification of Residential Agriculture (RA) to General Commercial (C-2).

**6. Items Specific to Future Line Items on the Agenda**

## 7. Adjourn

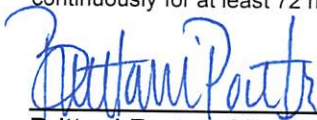
### DECORUM REQUIRED

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

The Planning and Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (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 [bporter@lavernia-tx.gov](mailto: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 **August 30, 2021 at 3:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



\_\_\_\_\_  
Brittani Porter, City Secretary



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

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

**IN PERSON & BY VIDEO CONFERENCE**

June 1, 2021  
6:30 p.m.

**Minutes**

1. **Call to Order** – Chairman Bake called the meeting to order at 6:30 PM and declared a quorum. All members were present.
2. **Invocation, Pledge of Allegiance and Texas Pledge** – Invocation was led off with the Lord's Prayer and all in attendance recited the Pledge of Allegiance and the Texas Pledge.
3. **Citizens to be Heard** – none to be heard.
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 April 6, 2021 – Regular Meeting

**MOTION:** Commissioner Robles made the motion to approve the consent agenda as presented, seconded by Commissioner Tanneberger. **Motion passes: 3-0.**

**5. Public Hearing/Discussion & Action**

- A. **Discuss and consider action on a minor plat located at 15010 US Hwy 87 W, Lot 101B.**

**MOTION:** Commissioner Tanneberger made a motion to approve the minor plat at 10510 US Hwy 87 W, seconded by Commissioner Robles. **Motion passes: 3-0.**

- B. **Discuss and consider action on a minor plat located at 525 Dry Hollow, Lot 159 (Lot 15 Blk 32)**

Resident on the corner of Dry Hollow and Forrest Dr., Shirley Ahr, stated she lived on the corner and would be affected by the property. She stated she has lived here for over 50 years and the thought of the new owners putting in a drive way in the back of her property is worrisome because it will effect her outdoor activities in the back.

**MOTION:** Commissioner Tanneberger made a motion to approve the minor plat at 525 Dry Hollow, Lot 159 (Lot 15 Blk 32), seconded by Commissioner Robles. **Motion passes: 3-0.**

**6. Commissioner and Staff Requests for Future Agenda Items**

7. **Adjourn** – Commissioner Robles made a motion to adjourn the meeting, seconded by Commissioner Tanneberger. Meeting was adjourned at 6:51 PM and all members were in favor.

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Brittani Porter, City Secretary

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Gordon Bake, Chairman

Date Received 6/25/21  
Permit/Receipt No. \_\_\_\_\_  
Fee Paid \$100.00

**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 Brenton and Karen Weaver

Mailing Address PO Box 1168 Adkins Texas 78101

Telephone 210 705 2172 Fax - Mobile 210 286 2252 Email allseasongroundcare@outlook.com

Property Address/Location 403 Sequin Street La Vernia TX 78121

Legal Description  
Name of Subdivision Lot 4 Card C Crossing

Lot(s) Lot 4 Block(s) - Acreage 1.94 Acres

Existing Use of Property Property is being used to house equipment and trailers.

Proposed Use of Property (attach additional or supporting information if necessary) I am needing property to be listed as commercial so I can run my business off of this land and have a dumpster.

Zoning Change Request: Current Zoning Residential Agriculture Proposed Zoning C-2 General Commercial

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) I am requesting a zoning change because I need to use this property for my business which entails having a dumpster for business needs and being able to have marked vehicles and trailers on this property.

**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.**


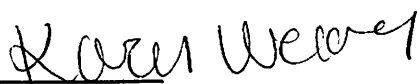
The undersigned hereby requests rezoning of the above described property as indicated:

[Signature]  
Signature of Owner(s)/Agent

6/23/21 | 6/23/21  
Date

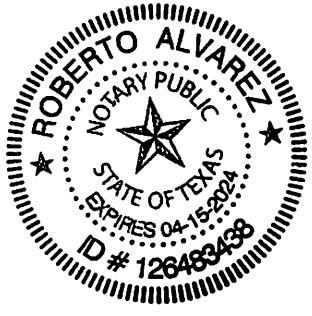
<b>For Office Use Only</b>	
Date of Publication <u>7-15-2021</u>	Date of P&Z Public Hearing <u>8-3-2021</u>
Date of 200 Ft Notices <u>7-12-2021</u>	Date of Council Public Hearing <u>8-12-2021</u>
Ordinance No. _____	Approved _____ Denied _____

The property address of 403 Seguin St La Vernia, Tx 78121 lot 4 C&C crossing is now owned by Brenton and Karen Weaver.

Brenton Weaver / Karen Weaver

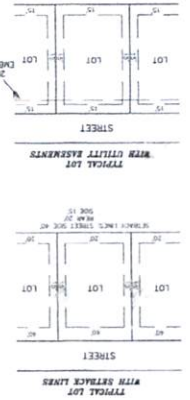
6/23/21  
Date



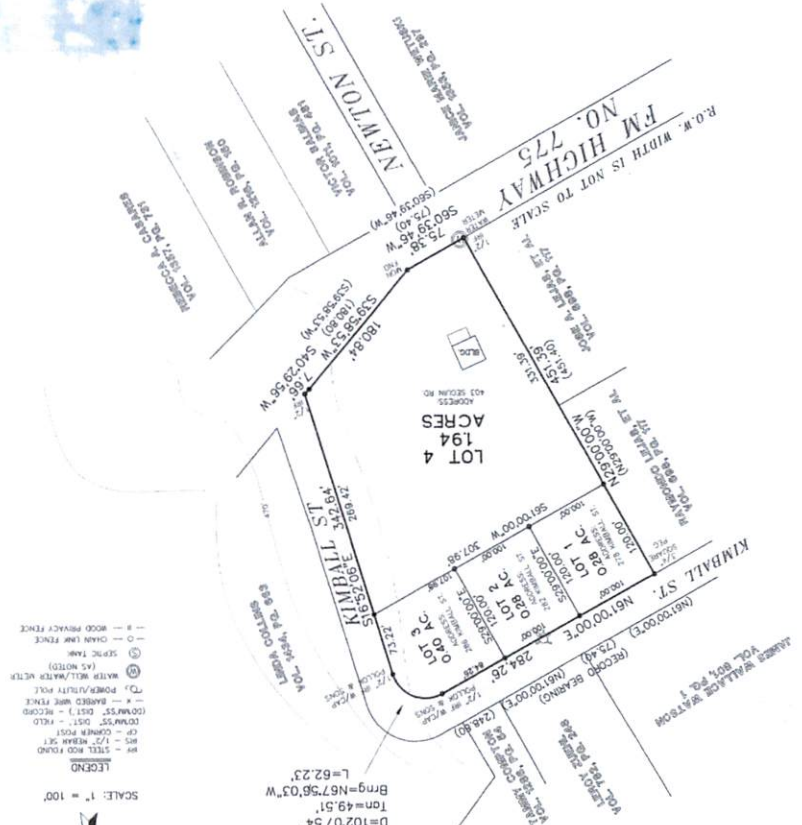
Roberto Alvarez  
Commission expires  
4-15-2024

PROBY & SONS  
 FLORESVILLE, TEXAS  
 (830) 393-4770  
 1000 W. 10th Street

- NOTES:
1. WATER SERVICE IS TO BE PROVIDED BY THE CITY OF LAVENIA.
  2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LAVENIA SEWERAGE TREATMENT FACILITIES.
  3. THE ENTIRE AREA OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "AE" AS DEFINED ON COUNTY-FINAL NO. 481000 DQBH, DATED AUGUST 18, 1995 AS AMENDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY.
  4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REPAIRS) OF METERS AND OTHER OBSTRUCTIONS, MEASUREMENTS AND REPAIRS OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
  5. THIS SUBDIVISION IS ENTIRELY WITHIN THE LAVENIA INDEPENDENT SCHOOL DISTRICT.
  6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS SCANNED FROM THE LAVENIA 6W QUADRIANGULAR PLAT OF 1929. CONTOUR INTERVALS ARE 10 FEET.
  7. NO DRIVEWAY SHALL BE CONSTRUCTED BETWEEN THE LOTS AND ADJUTING RIGHT OF WAY WITHOUT FIRST OBTAINING A DRIVEWAY PERMIT FROM THE STATE OF TEXAS AND/OR THE CITY OF LAVENIA.



JUAN DELGADO SURVEY NO. 8  
 ABSTRACT NO. 8  
 CITY OF LA VERNIA



SMOEN TO AND SUBSCRIBED BEFORE ME, THIS 3<sup>rd</sup> DAY OF June, 2010.

BY: Larry J. Pollock  
 COUNTY CLERK OF WILSON COUNTY, TEXAS

LARRY J. POLLOCK, P.O. BOX #1586  
 210 BOX #25, FLORESVILLE, TEXAS 78114  
 (830) 393-4770

STATE OF TEXAS  
 COUNTY OF WILSON  
 SAN ANTONIO, TEXAS 78263

JAY HEARNE  
 7258 HWY. 87 E

STATE OF TEXAS  
 COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND USES SET FORTH THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June, 2010.

NOTARY PUBLIC  
Angela C. Cantel

SURVEY PLAT OF 2.82 ACRES OF LAND WITHIN THE CITY OF LAVENIA OUT OF THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8, DESCRIBED IN A CONVEYANCE TO JAY HEARNE WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO JAY HEARNE IN A DEED OF RECORD IN VOLUME 1530, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



- LEGEND
- x — STEEL ROD FOUND
  - x — CORNER POST
  - x — 1/2" IRON SET
  - x — BARBED WIRE FENCE
  - x — POWER/UTILITY POLE
  - x — WATER WELLS/WATER METERS (AS NOTED)
  - x — SPRING TANK
  - x — CHAIN LINK FENCE
  - x — WOOD PRIVACY FENCE

C&C CROSSING SUBDIVISION  
 OF  
 SURVEY PLAT

**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.**

### **Gift Deed**

**Date:** June 14, 2021

**Grantor:** Jay Hearne and wife, Connie Hearne

**Grantor's Mailing Address:**

132 Jessica Street  
La Vernia, Texas 78121

**Grantee:** Brenton Weaver and wife, Karen Weaver

**Grantee's Mailing Address:**

P. O. Box 1168  
Adkins, Texas 78101

**Consideration:** The love and affection we have and bear for our grandson and his wife, the Grantees herein.

**Property (including any improvements):**

Lot 4, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

All presently recorded and valid existing instruments that affect the Property.

Grantor 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.

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



This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

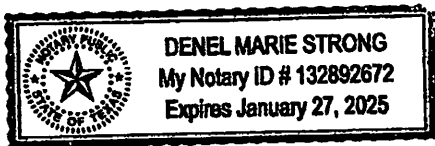
Jay Hearne  
Jay Hearne

Connie Hearne  
Connie Hearne

**ACKNOWLEDGMENTS**

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15<sup>th</sup>, 2021, by Jay Hearne.



Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 12/7/25

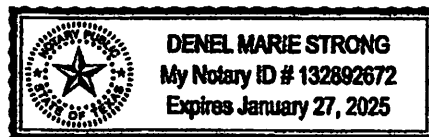
STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15<sup>th</sup>, 2021, by Connie Hearne.

Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 12/7/2025

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

AFTER RECORDING RETURN TO:  
Brenton and Karen Weaver  
286 Kimball Street  
La Vernia, Texas 78121



**HOLD HARMLESS AGREEMENT**


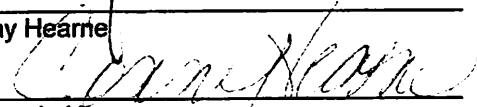
DATE: June 14, 2021  
GRANTOR: Jay Hearne and wife, Connie Hearne  
GRANTEE: Brenton Weaver and wife, Karen Weaver  
PROPERTY: Lot 4, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

Grantor is conveying the above described property on this date to Grantee, and has specifically requested that said conveyance be made as a gift. Robert Harvey & Associates, P.C. is unaware of the financial standing of the Grantor and/or Grantee and this gift may or may not exceed the gift tax exemption amount allowed under the Internal Revenue Code. Further, the effect this gift may have on the Grantor's ability to qualify or receive assistance from any government program is unknown.

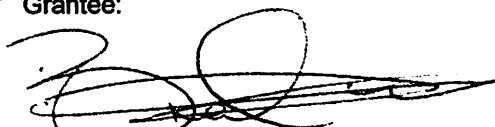
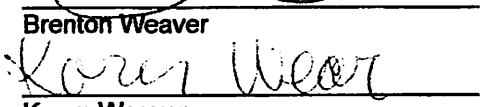
**Robert Harvey & Associates, P.C. has prepared the Gift Deed at your request; however, we have advised you to consult a Certified Public Accountant or other tax professional prior to execution of the Gift Deed regarding any tax or other financial consequences that may potentially arise therefrom.**

By signing in the space below, you confirm that Robert Harvey & Associates, P.C. has not provided any financial advice regarding potential tax or financial concerns, you acknowledge that we have advised you to consult with a Certified Public Accountant or other tax professional and are aware of any potential tax or other financial consequences arising from the gift of the above described property, or you have declined or waived to seek such consultation. Further, you agree to indemnify and hold Robert Harvey & Associates, P.C. harmless from any and all damages which you may incur due to the conveyance of the above described property pursuant to the Gift Deed.

Grantor:

  
\_\_\_\_\_  
Jay Hearne  
  
\_\_\_\_\_  
Connie Hearne

Grantee:

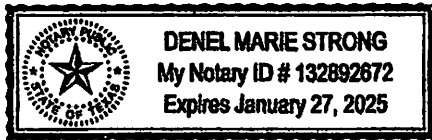
  
\_\_\_\_\_  
Brenton Weaver  
  
\_\_\_\_\_  
Karen Weaver

**ACKNOWLEDGMENTS**

State of Texas  
County of Wilson

§  
§

This instrument was acknowledged before me on this the 15<sup>th</sup> day of June, 2021, by Jay Hearne.

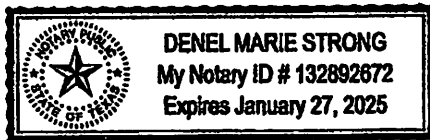


Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 1/27/25

State of Texas  
County of Wilson

§  
§

This instrument was acknowledged before me on this the 15<sup>th</sup> day of June, 2021, by Connie Hearne.

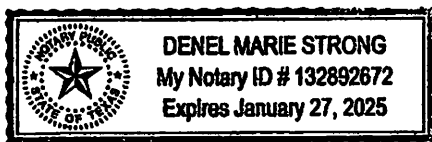


Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 1/27/25

State of Texas  
County of Wilson

§  
§

This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2021, by Brenton Weaver.

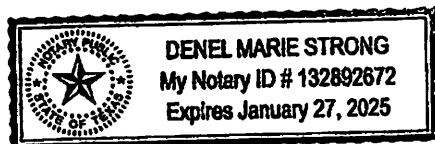


Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 1/27/25

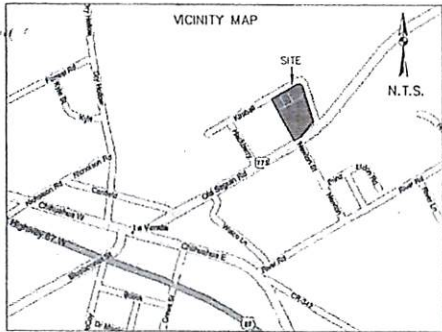
State of Texas  
County of Wilson

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This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2021, by Karen Weaver.

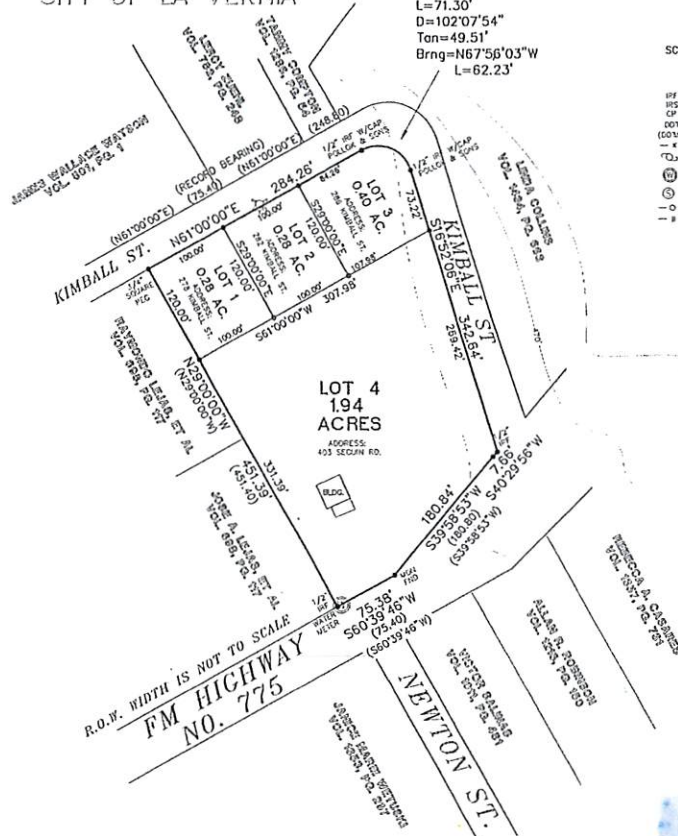


Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 1/27/25



JUAN DELGADO SURVEY NO. 8  
ABSTRACT NO. 8  
CITY OF LA VERNIA

R=40.00'  
L=71.30'  
D=102°07'54"  
Tan=49.51'  
Brng=N67°56'03"W  
L=62.23'



SURVEY PLAT  
OF  
C & C CROSSING SUBDIVISION

SURVEY PLAT OF 2.82 ACRES OF LAND WITHIN THE CITY OF LAVERNIA OUT OF THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO JAY HEARNE IN A DEED OF RECORD IN VOLUME 1530, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF WILSON

JAY HEARNE, THE OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP DO HEREBY PLAT SAID PROPERTY ACCORDING TO THE LINES AND EASEMENTS THEREIN SHOWN OUT OF THE JUAN DELGADO SURVEY, WILSON COUNTY, TEXAS; AND JAY HEARNE HEREBY DEDICATE TO PUBLIC USE, AS SUCH, THE EASEMENTS SHOWN THEREON FOREVER; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES ASSOCIATED BY THE ESTABLISHING OF GRADES AS PREPARED FOR STREETS OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OURSELVES AND OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND AS DEDICATED. WE HAVE COMPLIED WITH ALL REGULATIONS HERETOFORE ADAPTED BY THE CITY OF LA VERNIA.

JAY HEARNE  
7259 HWY. 87 E  
SAN ANTONIO, TEXAS 78263

STATE OF TEXAS  
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HEARNE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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 7th DAY OF June 2010.

*Angela Cantu*  
NOTARY PUBLIC  
STATE OF TEXAS

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE LEAL SUBDIVISION AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE BUILDING OFFICIAL OF THE CITY OF LA VERNIA, TEXAS, THIS 7 DAY OF June 2010.

BY: *Janet Shelton*  
BUILDING OFFICIAL  
AND SEAL OF OFFICE THIS 7th DAY OF June, 2010  
NOTARY PUBLIC  
STATE OF TEXAS

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 12TH DAY OF DECEMBER, 2005 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOK, R.P.L.S. #5168  
P.O. BOX 475, FLORESVILLE, TEXAS 78114  
(830) 393-4770

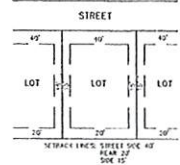
SWORN TO AND SUBSCRIBED BEFORE ME, THIS 3rd DAY OF June 2010.  
*Paola Cantu*  
NOTARY PUBLIC

I, Eva S. Martinez, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 8 DAY OF June, 2010 A.D. AT 4:20 O'CLOCK PM AND DULY RECORDED IN VOLUME 10, PAGE 92, PLAT RECORDS OF WILSON COUNTY, TEXAS.

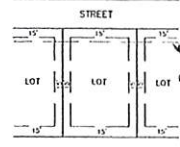
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8 DAY OF June, 2010 A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS  
*Christ Wilenta Nicks*

TYPICAL LOT WITH SETBACK LINES



TYPICAL LOT WITH UTILITY EASEMENTS



NOTES:

1. WATER SERVICE IS TO BE PROVIDED BY THE CITY OF LAVERNIA.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LAVERNIA SEWAGE TREATMENT FACILITIES.
3. THE ENTIRE AREA OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 481050 0001B, DATED AUGUST 18, 1995 AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR THE CITY OF LAVERNIA, WILSON COUNTY, TEXAS.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), REPAIRS OF METERS AND REPAIRS OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE LAVERNIA INDEPENDENT SCHOOL DISTRICT.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS SCANNED FROM THE LAVERNIA SW QUADRANGLE, TEXAS-WILSON CO., 7.5 MINUTE SERIES TOPOGRAPHIC MAP PUBLISHED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY AND IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. CONTOUR INTERVALS ARE 10 FEET.
7. NO HIGHWAY SHALL BE CONSTRUCTED BETWEEN THE LOTS AND ADJOINING RIGHT OF WAY WITHOUT FIRST OBTAINING A DRIVEWAY PERMIT FROM THE STATE OF TEXAS AND/OR THE CITY OF LAVERNIA.
8. 1/2" IRON ROOS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
9. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT BACK SLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.
10. ELECTRICAL SERVICE IS TO BE PROVIDED BY QUADRUPE VALLEY ELECTRIC COOPERATIVE, INC.
11. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
12. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
13. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN THE STATE RIGHT-OF-WAY ALONG FREEMWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE. ALL PEDESTRIAN RELATED FEATURES ARE REQUIRED TO COMPLY WITH AMERICAN DISABILITY ACT DESIGN CRITERIA.

P. O. SONS  
SURVEYING, INC.  
FLORESVILLE, TEXAS  
(830) 393-4770  
10-0009







## NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Mr. Brenton & Karen Weaver.

Property: 1.94 acres addressed as 403 Seguin Street La Vernia, Texas 78121.

Request: "I am requesting a zoning change because I need to use this property for my business. Which entails having a dumpster for business needs and being able to have marked vehicles and trailers on this property."

Current Zoning: RA

Proposed: C2 (General Commercial )

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, August 3<sup>rd</sup>, 2021, at 6:30 PM and City Council on Thursday August 12<sup>th</sup>, 2021 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 Friday July 30<sup>th</sup>, 2021 to:

Mail: City of La Vernia  
Brittani Porter  
PO Box 225  
La Vernia, Tx 78121

Email: [bporter@lavernia-tx.gov](mailto:bporter@lavernia-tx.gov)

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

Brittani Porter, City Secretary

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### YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am ( **in favor** ) ( **opposed** ) to the proposed Re-Zone for the property described as 403 Seguin Street, (Lot 4), La Vernia, Texas 78121.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

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

JOSE A & DORA E LEIJA  
PO BOX 491  
LA VERNIA, TX 78121-0491

ELIZABETH ASHLEY GREEN  
319 N SEGUIN  
LA VERNIA, TX 78121

JEFFERY C HENDRICKS  
317 N SEGUIN RD  
LA VERNIA, TX 78121

ROBERT L III & LISA BECAN  
256 KIMBALL ST  
LA VERNIA, TX 78121

ROBERT L III & LISA BECAN  
256 KIMBALL ST  
LA VERNIA, TX 78121

JAY AND CONNIE HEARNE  
132 JESSICA ST  
LA VERNIA, TX 78121

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132 JESSICA ST  
LA VERNIA, TX 78121

LINDA & ROBERT COLLINS  
13322 VISTA ARROYO  
SAN ANTONIO, TX 78216

RICHARD E & TRUDIE M JONES  
145 WILLOW BLUFF  
CIBOLO, TX 78108-2259

PAUL & BELINDA DE LUNA  
406 N SEGUIN  
LA VERNIA, TX 78121

VICTOR SALINAS  
PO BOX 203  
LA VERNIA, TX 78121-0203

JANICE MARIE WETUSKI  
PO BOX 37  
LA VERNIA, TX 78121

LINDA & ROBERT COLLINS  
13322 VISTA ARROYO  
SAN ANTONIO, TX 78216

PAMMER KAY COMPTON  
PO BOX 735  
LA VERNIA, TX 78121

LEROY ZUEHL  
261 KIMBALL ST  
LA VERNIA, TX 78121

MAILED: July 12, 2021

In favor: 2

Opposed: 1





