



**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**

Please join using this link:

<https://v.ringcentral.com/join/436612732>

Meeting ID: 436612732

Or dial:

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

Access Code / Meeting ID: 436612732

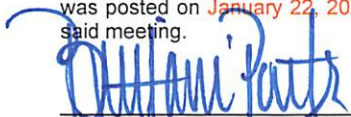
A recording of the conference will be made and will be available to the public in accordance with the Open Meetings Act.

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, January 27, 2022 at 5:30 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 233 Kimball, Mr. Richard Gonzales and prospective buyers, requesting a variance from Code of Ordinances, Chapter 38, Article IV, Section 38, 410 for the following:
  - Section 38-410 Accessory Structures (4) – requesting principal building, new home construction, be built behind current home/accessory structure.
    - 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 requested construction of new home to be built behind the existing home/accessory structure.
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 **January 22, 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
\_\_\_\_\_  
Britanni Porter, City Secretary

Date Received 1/18/22

Payment \$100 Card

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

Date 1-18-21

I (we) the undersigned, having an interest in property located at 233 Kimball St.

\_\_\_\_\_ Zoning \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Prop ID No. \_\_\_\_\_

Property Owner Name Richard Gonzalez

Phone \_\_\_\_\_ Cell 210 262 6760

Mailing Address PO B 784 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."
- (X) 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.

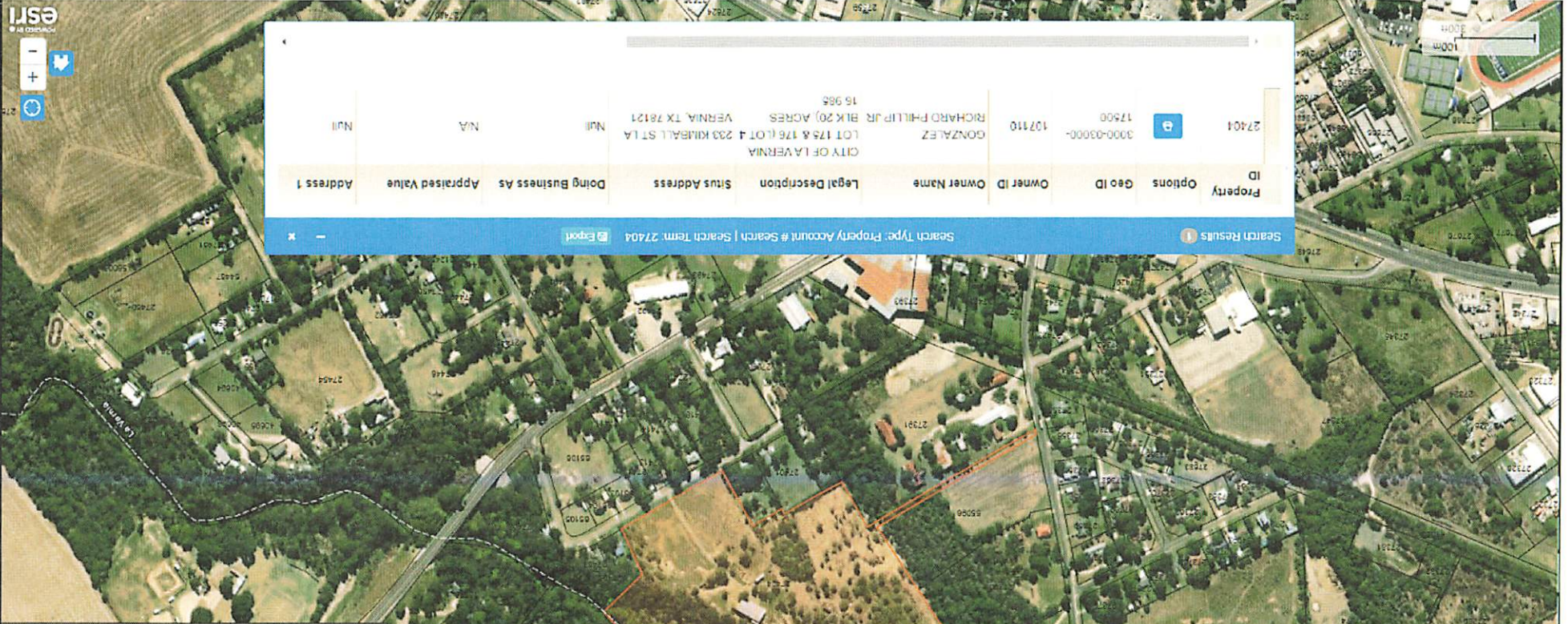
The variance requested being more particularly the Board's consideration for relief from Ordinance No. \_\_\_\_\_, Article \_\_\_\_\_, Section \_\_\_\_\_, \_\_\_\_\_; to permit

**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: want to build a house behind Existing Building. Will not be visible from Road.

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Property Owner(s) of Record or Authorized Agent



Search Results 1 Search Type: Property Account # Search | Search Term: 27404 Export

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Stus Address	Doing Business As	Appraised Value	Address 1
27404		3000-03000-17500	107110	GONZALEZ RICHARD PHILLIP JR	LOT 175 & 176 (LOT 4 203 KIMBALL ST LA	VERNIA, TX 78124	N/A		Null

