



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

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


**AGENDA**

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 14<sup>th</sup> 2022 at 6:15 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. **Consent Agenda** – Minutes from Tuesday, February 1, 2022 Meeting.
4. **Discuss and consider action on a variance request from McDonalds Restaurant, 14091 US Hwy 87 W, requesting a variance from Code of Ordinances, Chapter 26, Section 26-110 – Permitting Regulations for the following:**
  - Section 26-110 Permitting Regulation (1) a-2 – requesting a 65' pole/pylon sign
    - a. Applicant Presentation
    - b. Staff Presentation
    - c. Comments by Proponents and Opponents
    - d. Applicant Rebuttal
    - e. Question and comments by Board Members
5. **Deliberation and Board Determination on the following:**
  - A. Discussion and possible action to approve a variance from McDonalds Restaurant, 14091 US Hwy 87 W, to grant a variance of a 65' pole/pylon sign.

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, 8<sup>th</sup> 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Signature of Agenda Approval: s/ Brittani Coble 

Brittani Coble  
City Secretary, La Vernia



**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**

Notice is hereby given that a Regular Meeting of the governing body of the La Vernia Zoning Board of Adjustment will be held on **Tuesday, February 01, 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.** Mayor Gregory called the meeting to order at 5:30 PM and declare a quorum with Councilmember Gilbert Absent
2. **Invocation and Pledge of Allegiance**
  - Mayor Gregory led the 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 – Applicant stated that he had a buyer but they would like to build the house behind the barn due to the view.
    - b. Staff Presentation – Recommended approval
    - c. Comments by Proponents and Opponents - None
    - d. Applicant Rebuttal - None
    - e. Question and comments by Board Members Councilmember Recker stated that you won't be able to see this from the road due to the size of the property.
    - f.
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. Councilmember Recker made the motion to approve the variance request from 223 Kimball. Seconded by Council member Justin. For: All
5. **Discuss and consider action on a variance request from 135 Industrial Dr. requesting a variance for the following:**
  - Section 38-208 - waiving the ten (10') setback requirement from the side of property from property owner/business owner to add a storage building being six (6') from the side property setback
    - a. Applicant Presentation – Owner of Kayco Booths stated that he is planning on Staying in La Vernia but needs additional space at his current location.
    - b. Staff Presentation - None
    - c. Comments by Proponents and Opponents - None
    - d. Applicant Rebuttal - None
    - e. Question and comments by Board Members - None

**4. Deliberation and Board Determination on the following:**

- Section 38-208 - waiving the ten (10') setback requirement from the side of property for property owner/business owner to add a storage building being six (6') from the side property setback.

Councilmember Poore made the motion to approve the variance waiving the 10 (ten') setback at 135 Industrial. Seconded by Councilmember Recker. For: All

**Adjourn:** Councilmember Poore made the motion to Adjourn at 5:42 PM. Seconded by Councilmember Recker.

For: All

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Martin Poore, Mayor

ATTEST:

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Brittani Coble, City Secretary



# Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

## City of La Vernia

Fee: \$100.00

Subdivision Name & Project Name: McDonald's Restaurant /McDonald's La Vernia Addition / O'Reilly - La Vernia

Francisco Herrera Survey

Abstract No. 6

Survey Name: Juan Delgado Survey

Abstract #: Abstract No. 8

# of Lots: 1

# of Total Acres (rounded to the nearest tenth): 1.24

Type of Sign: Pylon / Road Sign

\*The applicant is encouraged to schedule a meeting with the City Secretary/Code Enforcement staff to discuss the variance request prior to submitting an application for a sign variance.

Applicant Name: Regina Killebrew

Company: McDonald's Corporation

Address: 511 E. John Carpenter Freeway, #375

City, State, Zip: Irving, TX 75062

Phone #: 346-300-5853

Alternate #: \_\_\_\_\_

Email Address: regina.killebrew@us.mcd.com

Please Check is information is same as above

Current Property Owner: O'Reilly Auto Enterprises, LLC

Address: 232 S Patterson

City, State, Zip: Springfield, MO 65802

Phone #: 417-862-2674 ext.1877

Alternate #: 417-862-2674 ext.1977

Email Address: msson2@oreillyauto.com

Owners Signature: 

I (we) the undersigned, having an interest in the installation of a sign that is non-conforming to the regulations established in La Vernia City Ordinance No. 091406-01 Signs and Billboards, request a variance for the following: 65' Pylon / Road Sign

Date Received: 10-16-27

Fee: \$100.00

Receipt No.: 112246

CK



# Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

**(seven copies provided ten days prior to the city council meeting)**

- A site plan indicating the position, height and size of the proposed sign and other existing advertising structures on the property in relation to nearby buildings or structures, north arrow and scale of drawing, property lines, curb lines, adjacent streets, alleys, curb cuts and setback clearance zone;
- Specifications for the construction and display of the sign;
- Copy of stress diagrams or plans, when needed, containing information as to safety and structural integrity of the sign. *NOTE: The City of La Vernia assumes no liability for safety and structural integrity;*
- Copy of permit approved by the Texas Department of Transportation, Texas Transportation Commission, Wilson County, Texas or successor agencies, if state law requires a state permit;

**All attachments included with application are to be 8 1/2" by 11" in size.**

Regina Killebrew  
Signature of Petitioner

Regina Killebrew  
Printed Name of Petitioner

[Signature]  
Property Owner(s) of Record or Authorized Agent

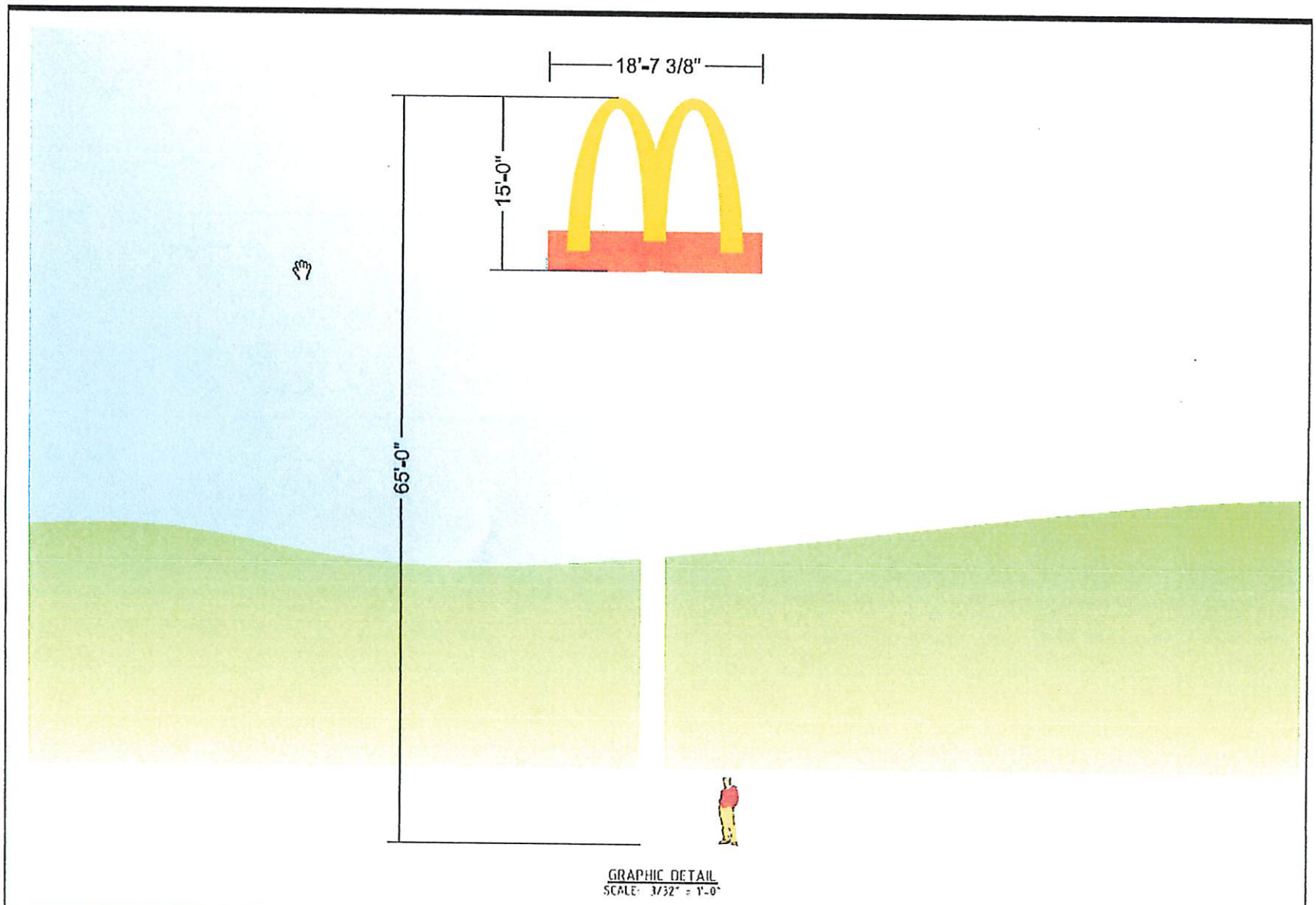
Scott Kow  
Printed Name of Property Owner(s) of Record  
or Authorized Agent

**Please check one:**

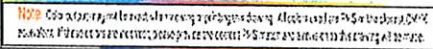
- I will represent this variance request at the Council Meeting  
 I will not be able to represent this variance at the Council Meeting. My authorized representative who will represent this variance before the La Vernia City Council is:  
\_\_\_\_\_

**Note to Applicant:**

RK (initials) A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. The decision of the City Council shall be final on all sign cases.



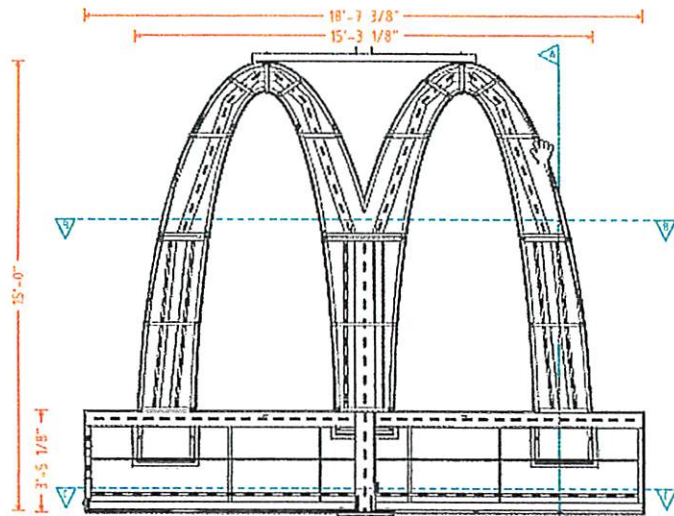
GRAPHIC DETAIL  
SCALE: 3/32" = 1'-0"

|                                   |                                                                      |                           |                                                                                      |
|-----------------------------------|----------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------|
| Customer:<br><b>MCDONALD'S</b>    | Date:<br><b>06/11/22</b>                                             | Prepared By:<br><b>TT</b> |  |
| Location:<br><b>LA VERNIA, TX</b> | File Name:<br><b>370442 - R1 - 14021 US HWY 87 W - LA VERNIA, TX</b> |                           | Eng<br>-                                                                             |

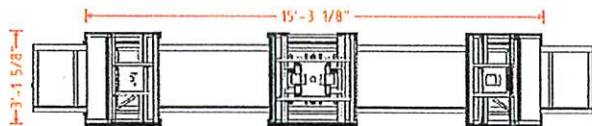
**persona**  
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC  
730 2<sup>nd</sup> Street, Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9688 • www.personasigns.com

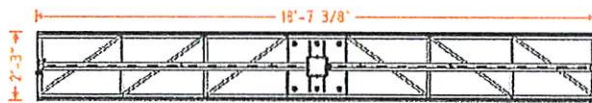
RS



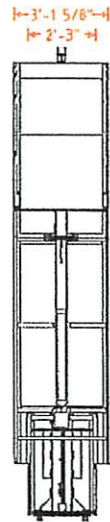
**FRAME & LIGHTING DETAIL**  
SCALE: 3/16" = 1'-0"



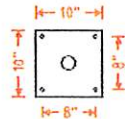
**CROSS SECTION B-B**  
SCALE: 3/15" = 1'-0"



**CROSS SECTION C-C**  
SCALE: 3/16" = 1'-0"

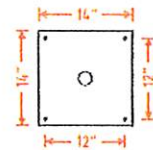


**CROSS SECTION A-A**  
SCALE: 3/16" = 1'-0"



10" X 10" X 1/2" PLATE  
5/8" HOLES  
1/2" A325 BOLTS

**OUTER ARCH SEAM PLATES DETAIL**  
SCALE: 1/2" = 1'-0"



14" X 14" X 1/2" PLATE  
9/16" HOLES  
1/2" A325 BOLTS

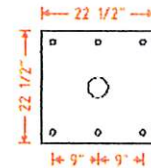
**CENTER ARCH SEAM PLATE DETAIL**  
SCALE: 1/2" = 1'-0"

**SPECIFICATIONS:**

- STEEL SQUARE TUBE FRAME
- FLAT ALUMINUM RETAINERS
- 24 GA SKINS
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- EXTERIOR FINISH:  
ARCH FRAME: PAINT TO MATCH NG YELLOW  
KEYSTONE FRAME: PAINT TO MATCH NG RED
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED AT END OF KEYSTONE CABINET
- GE 5000K WHITE LED'S AS REQUIRED
- U.L. LISTED
- ELECTRICAL: (1) 20A / 120V CIRCUIT
- PLATE /MATCHPLATE INSTALLATION
- ARCH FACE: 118" NG YELLOW POLYCARBONATE (4 PIECES)  
1/2" EMBOSSED FACE (UNDER RETAINER)
- KEYSTONE FACE: 150" NG RED POLYCARBONATE (12 PIECES)  
1/2" EMBOSSED FACE (UNDER RETAINER)
- BOXED SQUARE FOOTAGE: 279.22
- ACTUAL SQUARE FOOTAGE: 137.70



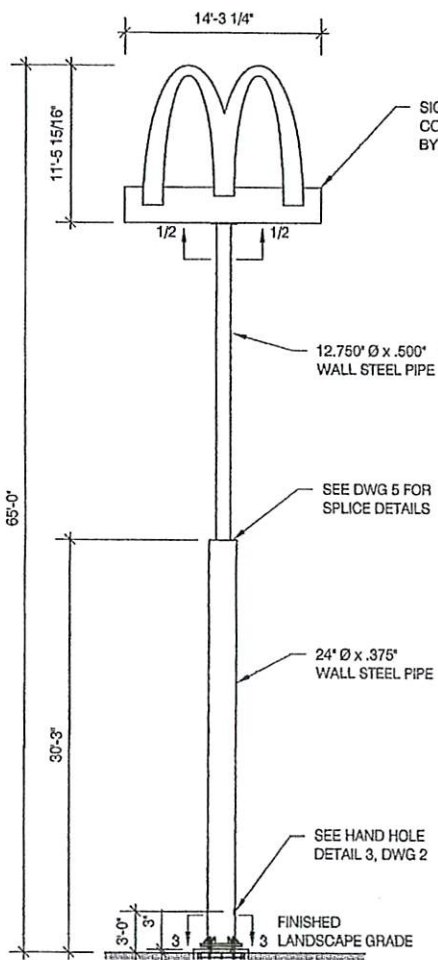
**GRAPHIC DETAIL**  
SCALE: 1/8" = 1'-0"



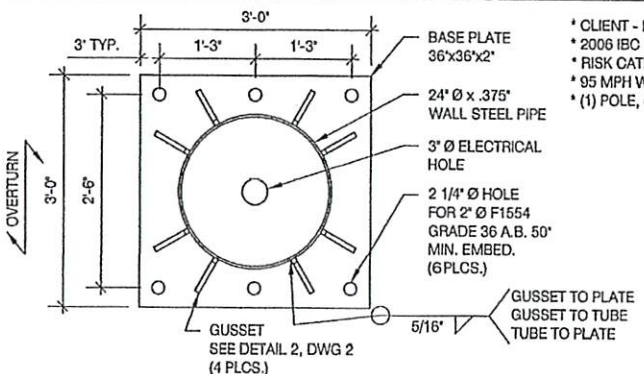
22 1/2" X 22 1/2" X 1" PLATE  
1 1/8" HOLES  
1" A325 BOLTS

PLATE WILL ACCEPT:  
1 1/2" PIPE  
1 1/2" TUBE

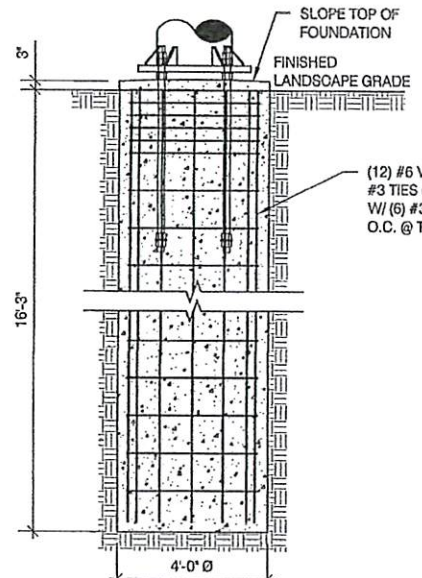
**MOUNTING PLATE DETAIL**  
SCALE: 3/8" = 1'-0"



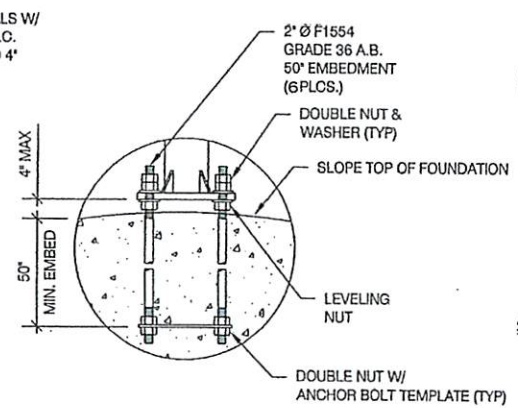
**1 FRONT ELEVATION**  
SCALE: N.T.S.



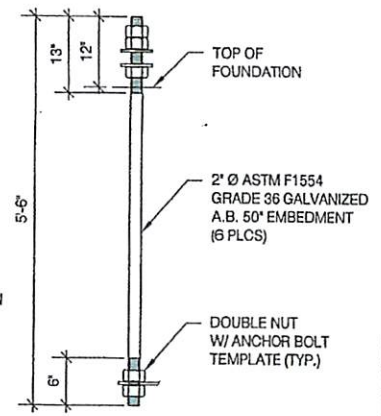
**3 BASE PLATE DETAIL**  
SCALE: N.T.S.



**2 CAISSON FOUNDATION**  
SCALE: N.T.S.



**4 ANCHOR BOLT DETAIL**  
SCALE: N.T.S.



**5 ANCHOR BOLT DETAIL**  
SCALE: N.T.S.

- \* CLIENT - PERSONA
- \* 2006 IBC
- \* RISK CATEGORY II
- \* 95 MPH WIND SPEED, EXP. C
- \* (1) POLE, (1) FOOTING

**NOTES**

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY PERSONA.
- 3.) FOUNDATION DESIGNED PER SOIL REPORT BY TERRACON CONSULTANTS, INC. DATED APRIL 20, 2022.

**MBI**

**MBI COMPANIES, INC.**  
299 N. WEISGARBER RD.  
KNOXVILLE, TN 37819  
FIRM # - 15323  
PHONE 865.584.0999  
SIGN-ENGINEER.COM

**PROJECT:**  
14021 US HWY 67 W, LA VERNIA, TX 78121

**DRAWING TITLE:**  
McDonald's #39958

**DRAWN BY:** JRM  
**CHECKED BY:** DSA  
**COMM. NO.:** 220030.102

**DATE:** 06/28/22

**DRAWING NO.:**  
**DWG.:**  
1



| REV # | DATE | DRAWN BY |
|-------|------|----------|
|       |      |          |
|       |      |          |
|       |      |          |



**LEGAL DESCRIPTION**  
 1.681 ACRE A PORTION OF  
 OREILLY AUTO ENTERPRISE, LLC  
 VOL. 182, PG. 343  
 BARRETT,  
 CITY OF LAYTONIA  
 WILSON COUNTY, TEXAS



Know what's below.  
 Call before you dig.



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

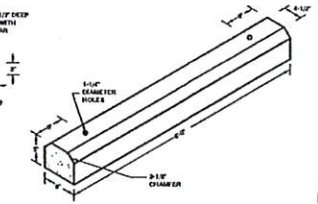
**SITE INFORMATION**

|                           |                                                              |
|---------------------------|--------------------------------------------------------------|
| LAND AREA                 | 73,588 SF (1.681 AC)                                         |
| CURRENT ZONING            | SO-C GENERAL COMMERCIAL                                      |
| ELECTRICAL USE            | RESTAURANT                                                   |
| PROPOSED USE              | RESTAURANT                                                   |
| BUILDING AREA APPROXIMATE | 5,328 SF                                                     |
| BUILDING SET BACK AREA    | 5,328 SF (250 SF = 1'-0" setback, 4,828 SF = 10'-0" setback) |
| PARKING REQUIRED          | 1 SPACE PER 100 SF OF 5,328 SF OF RS SPACES                  |
| PARKING PROVIDED          | 43                                                           |
| MINIMUM PARKING REQUIRED  | 2                                                            |
| HANDICAP PARKING PROVIDED | 2                                                            |
| IMPAVED AREA              | 77,974 = 10,628 SF                                           |
| LANDSCAPE PERCENTAGE      | 28.8%                                                        |

- NOTICE TO CONTRACTOR**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
  - TRASH ENCLOSURE: REFER TO WATERSHED. REFER TO SHEET T-1 FOR FOUNDATION DESIGN.
  - LOCATION OF SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SETBACK, SETBACK AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
  - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

**HERE WE GROW AGAIN SIGN**

THE GENERAL CONTRACTOR SHALL DISPLAY A HERE WE GROW AGAIN SIGN ON THE CONSTRUCTION. THE SIGN SHALL BE AVAILABLE THROUGHOUT THE CONSTRUCTION PERIOD. COMPANY: GARDNER, R. # 409-853-7471



**CONCRETE WHEEL STOP**  
 N.T.S.

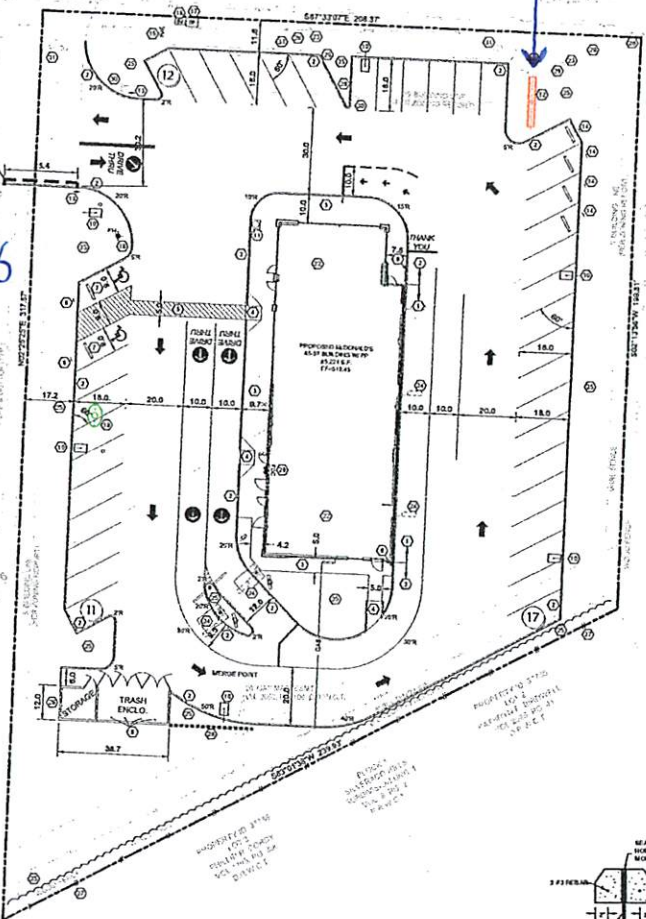
**BENCHMARK**  
 BE SURVEY CONTACT SURVEY FIRM FOR CONSTRUCTION STAKEOUTS AS REQUIRED.

US HIGHWAY 87  
 PER DEED VOL. 1902, PG. 343  
 D.R.T.C.  
 120' R.O.W.

LOCATION OF SIGN

OREILLY'S  
 AUTO  
 PARTS

BURGER  
 KING



FRANCISCO HERRERA SURVEY - ABSTRACT NO. 6  
 JUAN DELGADO SURVEY - ABSTRACT NO. 8

**CONSTRUCTION SCHEDULE**

| MARK | MARK DESCRIPTION                                                                               |
|------|------------------------------------------------------------------------------------------------|
| 1    | CONCRETE VERTICAL CURB @ DRIVE-IN                                                              |
| 2    | CURB AND OUTLET @ DRIVE-IN DRIVE                                                               |
| 3    | REINFORCED CONCRETE SIDEWALK                                                                   |
| 4    | 1% ACCESS RAMP @ 1% MAX. SLOPE WITH WALKWAY SURFACE                                            |
| 5    | HANDICAP ACCESSIBLE ROUTE                                                                      |
| 6    | HANDICAP ACCESSIBLE DRIVE                                                                      |
| 7    | CONCRETE WALKWAY STOP                                                                          |
| 8    | ROLLING                                                                                        |
| 9    | HANDICAP @ FUTURE GLASS DOOR                                                                   |
| 10   | LIGHT STRIP @ 1/2" CLEAR FROM ALL OVERHEAD UTILITIES                                           |
| 11   | FLAG POLE                                                                                      |
| 12   | PROPOSED AT POLE UNLESS OTHERWISE NOTED                                                        |
| 13   | HANDICAP @ DRIVEWAY DRIVE                                                                      |
| 14   | DRIVE SIGN                                                                                     |
| 15   | DIMENSIONAL METER                                                                              |
| 16   | PERMANENT WATER METER                                                                          |
| 17   | BACK FLOW PREVENTER @ UTILITY PLUMBING                                                         |
| 18   | PROPOSED FRESHWATER                                                                            |
| 19   | WATER INTERCEPTOR @ UTILITY PLUMBING                                                           |
| 20   | FIRE DEPARTMENT CONNECTION @ UTILITY PLUMBING                                                  |
| 21   | NOT USED                                                                                       |
| 22   | PROTECT FOR TRENCH CURING                                                                      |
| 23   | POLE MOUNTED TRANSFORMER @ UTILITY PLUMBING                                                    |
| 24   | USE TOP LOOP @ CURB TO BE APPROVED BY METROVALLEY, INC. SEE METROVALLEY STANDARDS              |
| 25   | LANDSCAPE FROM GRADE IF BELOW TOP OF CURB IN ALL AREAS NOTED IF BELOW TOP OF CURB IN ALL AREAS |
| 26   | IF ALL HANDICAP REQUIREMENTS APPLICABLE FOR RESIDENTIAL AGENCY OR OTHER ZONE REQUIREMENTS      |
| 27   | IF ALL HANDICAP REQUIREMENTS APPLICABLE FOR RESIDENTIAL AGENCY OR OTHER ZONE REQUIREMENTS      |
| 28   | EXISTING POWER POLE                                                                            |
| 29   | EXISTING SIGN                                                                                  |
| 30   | EXISTING SIGN STRUCTURE                                                                        |
| 31   | EXISTING SANITARY SEWER STRUCTURE                                                              |

**STANDARD ACCESSIBILITY REQUIREMENTS**

**GENERAL:**

- ACCESSIBLE PARKING SPACES SHALL BE A MIN. 9' WIDE FOR VAN-DESIGNED SPACES WITH A MAXIMUM SLOPE OF 2% ON ALL SURFACES. ALL SURFACES SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.
- EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED OR SIGNPOSTED SIGN INDICATING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE SHALL HAVE AN ADDITIONAL SIGN INDICATING THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED TO THE ADJACENT DRIVE SURFACE TO THE RIGHT OF THE SPACE.
- ALL ACCESSIBLE AND VAN-DESIGNED PARKING SPACES SHALL BE AT VERTICAL CURB RAMP.
- RAMPS EXCEEDED BY 1% FROM EXISTING CURB RAMPING SHALL HAVE A MINIMUM SLOPE OF 1:12. RAMPING SHALL BE AT LEAST 2' WIDE AT THE TOP AND BOTTOM OF RAMP. HANDRAILS SHALL NOT CROSS THE CLEARANCE AREA REQUIRED FOR TOP AND BOTTOM HANDRAILS EXCEEDING THE RAMP.
- IF REQUIRED BY LOCAL OR STATE JURISDICTION RAMPING SHALL CONTAIN A TRIBUTED SURFACE FINISHED TO THE WATER TABLE NOT ACCURATE. COLOR OF RAMP FINISH MATERIALS INCLUDING CONCRETE SHALL HAVE A MIN. REFLECTANCE VALUE AND SHALL BE CONTINUED UNIFORMITY TO DRIVEWAY FROM ADJACENT DRIVE AREA - (SEE PAINT STRIPS)
- BOTTOM LANDINGS FOR RAMPING SURFACES REQUIRED EXITS SHALL BE 5' WIDE MINIMUM.
- RAMPING SHALL NOT EXCEED A 1:12 SLOPE.
- SIDEWALKS AND ACCESSIBLE ROUTES.
- SIDEWALKS MUST BE AT LEAST 4' WIDE.
- SIDEWALKS: CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)
- CONFORMANCE WITH ALL SIDEWALK ACCESSIBLE ROUTES SHALL NOT EXCEED 1:50 (2%)

**SKYLINE CIVIL GROUP**  
 11/17/22  
 113075  
 11/17/22

**C4.0 SITE PLAN**

| NO. | DATE       | ISSUE FOR PRELIMINARY LEGAL REVIEW | ISSUE FOR PRELIMINARY LEGAL REVIEW | BY | DATE | DESCRIPTION |
|-----|------------|------------------------------------|------------------------------------|----|------|-------------|
| 1   | 04/15/2022 |                                    |                                    |    |      |             |
| 2   | 05/27/2022 |                                    |                                    |    |      |             |

OFFICE: LONG BEACH FIELD OFFICE  
 ADDRESS: 1801 AMARILLO ROAD SUITE 100 WYANDER, TX 75098  
 PHONE: 409-685-1111  
 FAX: 409-685-1112  
 WWW: WWW.SKYLINECIVIL.COM

DESIGNED BY: R.L.  
 CHECKED BY: S.T.M.  
 DATE: JUNE 2022  
 SHEET NO. 6 OF 25  
 FILE NO. SKY2021\_1032