



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121

SPECIAL CITY COUNCIL MEETING
IN PERSON & VIDEO CONFERENCE

November 18, 2021
6:30 PM

Please join using this link:

<https://v.ringcentral.com/join/302705670>

Meeting ID:

Or dial:

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

Access Code / Meeting ID: 302705670

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

AGENDA

1. Call to Order

2. 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)

3. Consent Agenda

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

- A. Minutes from the Special City Council Meeting, October 21, 2021
- B. La Vernia Police Department – Reports, Traffic Violations & Arrests; and Number of Occurrences by Offense for the month of October
- C. Check Register and financial report for the month of October

4. Discussion/Action

- A. Discuss and consider approval of appointing Gary Gilbert to the La Vernia Municipal Development Board of Directors.
- B. Discuss and consider approval of starting a Police K-9 Unit program.
- C. Discuss and consider action on the project list for the American Rescue Plan funds.

- D. Discuss and consider action on the proposal presented by ServPro for the allergens/sediment within City Hall.

5. Ordinance

- A. Discuss and consider approval of Ordinance No. 111821-01 to change zoning district classification request from present classifications to C-2 General Commercial for the following: (request is four (4) properties all owned by the same property owner)
- i. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121; (RA)
 - ii. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121; (C1)
 - iii. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121; (C1)
 - iv. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121 ; (C1)
- B. Discuss and consider approval of Ordinance No. 111821-02 to change zoning district classification request from present classification C-2 General Commercial to C-1 Commercial Retail for 15010 US Hwy 87 W, City of La Vernia, Lot 101B, 48.563 acres more or less.
- C. Discuss and consider approval of Ordinance No. 111821-03 to change zoning district classification request from present classification R-2 General Resident to C-1 Commercial Retail for 100 Micah Pt. Rd., Micah Point, Lot 2L, Sec 2, 0.276 acres
- D. Discuss and consider approval of Ordinance No. 111821-04 amending ordinance no. 122419-01 providing for an increase in solid waste collection and disposal fees for Residential household, Commercial and Industrial

6. Items Specific to Future Line Items on the Agenda

- Representative for FELPS La Vernia Advisory Trustee Board

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 City Council 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 City Council 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 City Council 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 **November 15, 2021 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Porter, City Secretary



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121

SPECIAL CITY COUNCIL
IN PERSON & VIDEO CONFERENCE

October 21, 2021
6:30 PM
MINUTES

1. **Call to Order** – Mayor Gregory called the meeting to order at 6:30 PM and declared a quorum. All members were present.
2. **Citizens to be Heard** – there were no citizens to be heard.
3. **Consent Agenda**
(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)
 - A. Minutes from the September 9, 2021 Regular Meeting
 - B. Minutes from the September 9, 2021 Joint Meeting Minutes
 - C. La Vernia Police Department – Reports, Traffic Violations & Arrests; and Number of Occurrences by Offense for the month of September
 - D. Check Register and financial report for the month of September
 - E. Investment Report for July – September 2021, 3rd Quarter.

MOTION: Councilwoman Recker made a motion to accept the consent agenda as presented, seconded by Councilman Gilbert. **Motion passes: 5-0.**

4. **Presentation**
 - A. **Presentation from the daughters of the Susanna Dickinson Chapter, National Society Daughters of the American Revolution on a proposal of adding a “Never Forget” marker to the Veteran’s Memorial in La Vernia City Park, in honor of the 100th Anniversary of the Tomb of the Unknown Soldier.**

Members of the Wilson County Daughters of the American Revolution presented the “Never Forget” Garden Marker to City Council and requested placement at the Veteran’s Memorial in La Vernia City Park. The Tomb of the Unknown, “Never Forget” marker will be revealed on Thursday, November 11th, Veterans Day.

5. **Proclamation**
 - A. **Present a proclamation to Guadalupe Valley Family Violence Shelter, Inc. declaring October as Domestic Violence Awareness & Prevention**

Mayor Robert Gregory read the proclamation aloud for all to hear regarding Domestic Violence Awareness & Prevention.

6. Resolution

- A. Discuss and approve a resolution Authorizing the Mayor to sign an agreement SS Water Corporation on water service to eleven lots in Woodbridge that are currently in their CCN.**

MOTION: Councilman Poore made a motion authorizing the Mayor to sign an agreement with SS Water Corp. on water service to eleven lots in Woodbridge Farms that are currently in there CCN, seconded by Councilwoman Recker. **Motion passes: 5-0.**

7. Public Hearing

- A. Public hearing to receive public comments regarding the re-zone of the four (4) properties listed below from present classification to C-2 General Commercial – all properties below are contiguous and requested by the same property owner:**

- a. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121;
- b. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121;
- c. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121;
- d. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121

No action. Items have been moved to the November 18th meeting.

8. Discussion/Action

- A. Discuss and consider approval on the appointment of a representative to serve a four (4) year term on the Floresville Electric Light & Power System's La Vernia Advisory Trustee Board.**

Discussion amongst the board concluded in reaching out to individuals within the community and will bring this item back.

- B. Discuss and consider approval on the resignation of Eloi Cormier from the La Vernia Municipal Development District.**

MOTION: Councilwoman Recker made a motion to accept the resignation of Eloi Cormier from the La Vernia Municipal Development District, seconded by Councilman Oates. **Motion passes: 5-0.**

- C. Provide/give staff direction on seeking a grant through TPWD for La Vernia Walking Trails.**

MOTION: Councilman Poore makes a motion to proceed with the grant using Hillcrest as the entrance and exit points to the park, seconded by Councilman Oates. **Motion passes: 4-1 (Councilwoman Recker)**

- D. Discuss and consider approval of drainage plan proposal from Southwest Engineers.**

MOTION: Councilman Oates made a motion to proceed with the proposal from Southwest Engineers, seconded by Councilman Poore. **Motion passes: 5-0.**

9. Ordinance

A. Discuss and consider approval of Ordinance No. 102121-01 to change zoning district classification request from present classification C-1 Commercial Retail to C-2 General Commercial for the following (request is 4 properties by same owner):

- i. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121;
- ii. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121;
- iii. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121;
- iv. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121 ;

No action. Items have been moved to the November 18th meeting.

B. Discuss and consider approval on Ordinance No. 102121-02 adjusting the FY 2022 budget.

MOTION: Councilwoman Recker made a motion to approve the budget amendment for the FY 2021, seconded by Councilwoman Hutchinson. **Motion passes: 5-0.**

10. Closed Session

A. The City of La Vernia City Council will adjourn into Executive Session as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.072 (Deliberations about Real Property), to discuss future locations of water utility improvements

City Council entered into executive session at 7:08 PM.

B. Reconvene into Regular Session and take action/or give direction, if necessary, on items discussed in Executive Session.

City Council reconvened into regular session at 7:21 PM.

11. Items Specific to Future Line Items on the Agenda

12. Adjourn – Councilman Poore made a motion to adjourn the meeting seconded by Councilman Oates. Meeting was adjourned at 7:34 PM and all were in members favor.

Robert Gregory, Mayor

Brittani Porter, City Secretary

La Vernia Police Department
Enforcement Statistics
October 2021

Case Type	
Criminal Complaints	10
Incident	76
	<hr/>
Total	86

CRIMINAL COMPLAINT - Offense Code

WARRANT ARREST	2
DISORDERLY CONDUCT	2
UNL. USE MOTOR VEH.	1
UNLAWFUL CARRYING WEAPON	1
HIT AND RUN	1
POSS CS	1
CRIMINAL MISCHIEF	1
BURG BUILDING	1
	<hr/>
Total	10

INCIDENT - Offense Code

ACCIDENT INVOLVING DAMAGE TO V	18
INFO	18
DISTURBANCE	3
WELFARCE CONCERN	5
SUSPICIOUS PERSON/ACTIVITY	8
LOST PROPERTY	1
ALARM	4
ASSIST OTHER AGENCY	6
FUNERAL ESCORT	6
NOISE COMPLAINT	1
RECOVERED STOLEN VEHILE	1
ASSIST PUBLIC	2
CIVIL MATTER	2
RECKLESS DAMAGE	1
	<hr/>
Total	76

Citations

VIOLATIONS	38
WARNINGS	67
	<hr/>
Total	91



Bruce Ritchey
Chief of Police

yvonne.griffin@lavernia-tx.gov

From: GARY GILBERT <garygilbert@yahoo.com>
Sent: Thursday, November 4, 2021 4:28 PM
To: Yvonne Griffin
Subject: Municipal Development District

Yvonne,

I am requesting to be considered as a board member of the La Vernia Municipal Development District.

Thank You
Gary Gilbert

Projects for American Rescue Plan

Floating Aerator	Sewer	\$	22,375.00	ECS House Industries	
Sludge Drying Box	Sewer	\$	53,687.00	Water Tech Inc.	
Bar Screen	Sewer	\$	75,000.00	LakeSide	
Generator	City Hall	\$	54,000.00	Alterman	
			205,062.00		
Total Allocation		\$	176,919.17	Aug-21	
		\$	176,919.17	Aug-22	Estimate
		\$	353,838.34	Total	
Est Balance		\$	148,776.34		

531087



Water & Wastewater Technology

PROCESS EQUIPMENT

TO: San Antonio River Authority

ATT: Mr. Sterling Lee
PH: (210) 284-0929

BUDGET PROPOSAL

3104 Washington St.

Waller, TX 77484

P: (936) 372-5272 ♦ F: (936) 372-9224

C: (713)253-9253 ♦ wholt@wwatertechinc.com

DATE 3-Nov-21	SALESMAN WH	PAGE 1 OF 3
PROJECT NAME: Flo Trend 30 cu. Yd. Roll-Off Style		
FOR MORE INFORMATION CONTACT: Wes Holt - WWaterTech, Inc 713-253-9253		

Summary of Project:

All equipment costs given are based on current material and freight costs and are subject to change without notice. No installation or startup costs are included, unless otherwise specified.			
ITEM	QTY	DESCRIPTION	TOTAL COST
A	1	30 cu. yd. Roll-Off Style Sludge-Mate by Flo Trend.	\$53,687.00

TOTAL EQUIPMENT COSTS: \$53,687.00

Freight Included?

YES NO

Delivery Time*: 8-10 Weeks

* Subject to availability at time of order

Notes \ Enclosures:

[Redacted area for notes and enclosures]



Flo Trend LLC

WWW.FLOTRENDLLC.COM

Quote

Nov 3, 2021

Valid Until: Dec 3, 2021

Quote Number : Q21Q13544

Job Number: F

1400 Kowis St | Houston, TX 77093 | ph: 713-699-0152 | email: sales@flotrendllc.com

BILL TO:

San Antonio River Authority
Wes Holt

San Antonio, TX

Phone: 936-372-5272

Email: wholt@wwatertechinc.com

SHIP TO:

San Antonio, TX

Engineered Drawing
1 Week ARPO

Delivery
8-10 Weeks ARAD

Freight Not Included

Please Note Our Terms Below:

Terms	FOB	Rep:	PO#
50% with PO, 50% prior to shipment		Chad Naquin	

#	Qty	Model #	Description		
1.	1	SM-30-RO-S	<p>30 cu. yd. Roll-Off Style Sludge-Mate® Model: SM-30-RO-S 23'-5"L x 8'-6"W x 7'-4"H Approx: 11,680 lbs.</p> <p>General materials - A36 steel plate and structural members. All surfaces are sandblasted with a commercial blast. Exterior is 2-part epoxy primed and upper coated with polyurethane. Interior is coated with epoxy mastic. Designed to be unloaded by a standard "cable and hook" hoist truck. Removable expanded metal support filter panels installed on side walls and each side of center panel. Each panel gasketed and bolted to interior framework.</p> <p>Each panel come standard with Poly 2000 Filter Media: Fiber: Polyester Color: White Count: 19 x 18 (per inch) Weave: 1 x 1 Plain Warp Diameter: 700 Microns Weft Diameter: 700 Microns Weight: 26.7 (oz. per sq. yard) Tensile Strength: 750 (lbs/inch) Air Permeability: 748 CFM Thickness: .055" Micron Opening: 600 x 800 Micron Retention: 700 Open Area: 26%</p> <p>Internal fasteners securing media and panels are 316 stainless steel. Panels drain to a common cavity with two 3" male cam connections with caps on each side at opposing ends. 3" inlet connector. Two - 3" clean out ports with male cam locks and caps</p>		

#	Qty	Model #	Description		
			located at front end of box. Two - 5" sight glass eyes. Three - 2" x 12" removable clean out panels at door end. Three ladders - One located on each side and one on the door. Three Ratchets - Two on the side and one on the door. 4" x 3" rectangular tubing strut across top back end of box. Side hinged gasketed door uses EPDM gasket. Vinyl coated (22 oz) side to side rolling nylon tarp with galvanized bows and hardware to fit the Sludge Mate container.		

* All prices are in U.S. dollars unless otherwise noted.

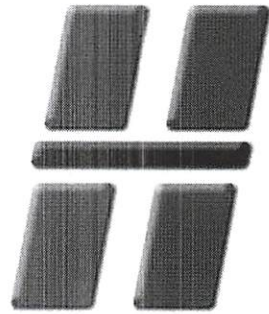
* This is a preliminary quote. Prices and description are subject to change upon receipt of final specifications.

* Specialty Parts must be specified at the time of order to avoid production delays and surcharges.

* This quote is valid for 30 days from the date that the quote is issued. If you desire to place an order and it is past the 30 day time limit you must obtain another valid quote.

* Transportation via contract truck; off-load equipment and labor by others; site preparation, electrical hookup, and sludge line connections by others. No cutoff valves, drainage hoses, or control hoses included.

* **Equipment Warranty/Rental Information:** begins upon the day of delivery. Rental period begins when equipment is loaded at Flo Trend LLC for delivery to job site and ends when loaded at job site for return to Flo Trend LLC. Failure to perform regular maintenance or use of the equipment in a way other than its intended purpose voids the manufacturer's warranty.



ECS
House
Industries
INCORPORATED

www.houseindustriesinc.com Cherry Valley, Arkansas

\$ 22,375

To: Curtis Cathey
 Environmental Improvements, Inc.
 235 Trademark Dr.
 Buda, Texas 78610

From: Chad House
 ECS House Industries, Inc.
 3720 Highway 1 South
 Cherry Valley, Arkansas 72324

For: San Antonio River Authority: La Vernia WWTF

REF: JCH-007-05212020

Date: May 21, 2020

ECS House Industries, Inc., would like to offer the following Floating Brush Aeration Equipment for the La Vernia Wastewater Treatment Facility Improvements.

ECS House Industries' Floating Brush Aerators provide effective and efficient wastewater treatment through superior oxygen transfer and mixing rates. The ECS House Industries' Floating Brush Aerators have a Standard Aeration Efficiency of 3.0 lbs.O₂/hp/hr and mixing rates over 3,500 gpm/hp. The oxygen transfer and mixing rates described above are 25% to 40% better than other styles of surface aeration systems.

The House Brush Rotor design has been utilized in wastewater treatment plants for over 30 years, and has proven to be the industry leader in Floating Brush Aerator Technology. We appreciate the opportunity to bid our equipment for this project. Below is our scope of equipment for this project:

One (1) 10HP ECS House Industries Floating Brush Aerators:

10hp Powdercoated & 304L Stainless Steel, Floating Brush Aerator include:

Rotor, Blades, Frame, Drive Enclosure, and **Mooring System are made out of TGIC Powder Coated, ASTM A36 Steel

Foam Filled Floats, Floatation Band Attachments, Non-Drive End Bearing Cover, Electric Motor Cover are made out of 304L Stainless Steel.

Drive End and Non Drive End Shafts will be made out of 316L stainless steel.

***Further detailed build characteristics and materials details are in the aerator specifications.**

****Mooring system will consist of two (2) 18' parallel mooring arms, one (1) cross-brace assembly, and two (2) clevis attachments to anchor to existing girder assembly.**

Process Performance & Aerator Operations:

- ECS House Industries, Inc. Floating Brush Aerator shall produce 27.0 lbs.02/hr
- ECS House Industries, Inc. Floating Brush Aerator shall produce a minimum pumping rate of 3,500 gpm/hp

Delivery:

- ECS House Industries, Inc. can guarantee delivery 4-8 weeks after receipt of approved purchase order agreement

Start-Up & Training Procedures:

ECS House Industries, Inc. and Environmental Improvements, Inc. will complete a startup/warranty certification that will help train plant personnel how to properly maintain the Floating Brush Aerators. The startup will include the following:

- Proper oil changing procedure & oil change frequency
- Proper grease lubrication procedures & lubrication frequencies
- Raptor Coupler alignment & replacement
- Drive & Non-Drive End Bearing replacement
- Review Aerator set-up & trouble shooting guide
- Visual aerator inspection: seal surfaces, bearings, & shafts
- Rotor & blade depth adjustment
- After aerator start-up, the Contractor/Representative/or Owner will check the Floating Brush Aerators for proper rotor assembly rotation, and the amperage draw of each electric motor. Each electric motor shall operate at a 90% load based on the nameplate data.
- If any rotor assembly adjustments are necessary to improve the amperage draw and aerator performance, then this adjustment shall be performed in strict accordance to "Aerator Set-Up & Trouble Shooting Guide" provided by ECS House Industries, Inc.
- After Floating Brush Aerators are operating properly, ECS House Industries shall provide documentation reports to the Contractor and Operator certifying the Floating Brush Aerators are operating properly.
- Online Webinars are available to further assist in any start-up and/or training.

Warranty:

ECS House Industries, Inc. will provide a one-year warranty on defects in materials and workmanship. This warranty will cover aerators parts, components, and assemblies manufactured by ECS House Industries, Inc. Parts & Labor are covered by this warranty.

Project Total:

One (1) 10hp, ECS House Industries, Inc. Floating Brush Aerator, Model #SDB096TA3253100 Built per Scope of Equipment	\$20,175.00
Freight to La Vernia, Texas	\$1,400.00
Start-Up & Warranty Certification	\$800.00

Final Project Total: \$22,375.00

***Pricing does not include state and/or local taxes**

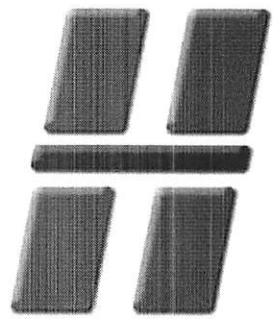
If you have any further questions and/or comments, then please contact me for assistance.
Thank you for the opportunity to become your Wastewater Treatment partner.

Prepared By:

Chad House
CEO, ECS House Industries, Inc.

(870) 588-3773 Office
(870) 588-4669 Fax
(870) 945-0880 Cell

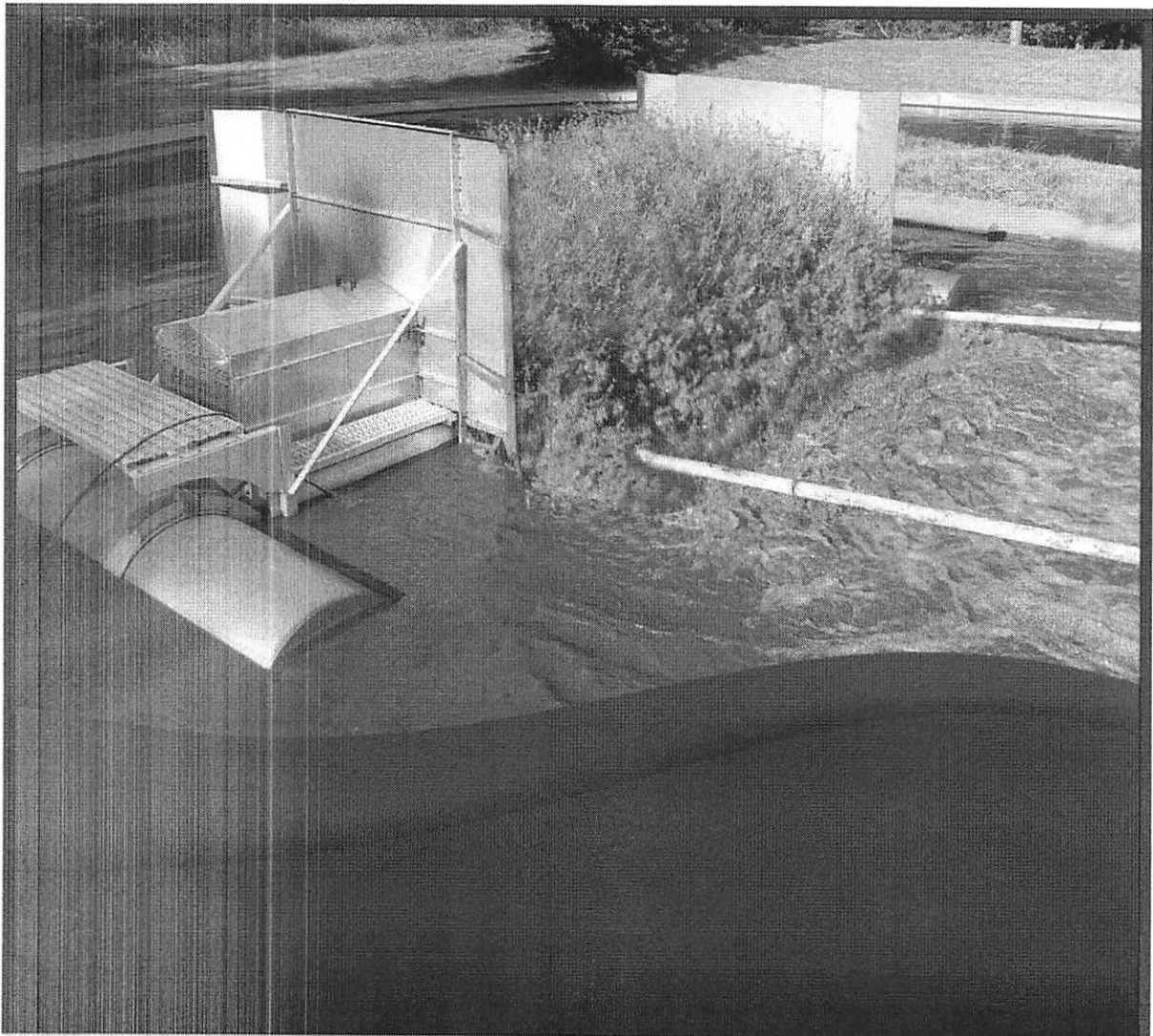
chad@houseindustriesinc.com
www.houseindustriesinc.com



ECS
**House
Industries**
INCORPORATED

www.houseindustriesinc.com Cherry Valley, Arkansas

10HP, MODEL SDB096TA3253100
FLOATING BRUSH AERATOR QUOTATION



Bar Screen
75,000



1022 E. DEVON AVE. P.O. BOX 8448 BARTLETT, IL 60103 PHONE (630) 837-5640 FAX (630) 837-5647
www.lakeside-equipment.com

19-Aug-21

Budget Price Sheet

To: Newman Regency Group
5900 SW Parkway
Suite 210
Austin, Texas 78735

From: Jim McKee

Attn: David Luedecke

Project: Falfurrias, Texas

Lakeside Raptor® Micro Strainer

Model: 12MS-0.25-84

Unit Price:	\$75,000
Quantity:	1
Total:	\$75,000

Specification

Unit capacity:	1.0 mgd	Nominal Basket Diameter:	10 inches
Basket openings:	¼ -inch	Transport Screw Diameter:	10 inches
Water requirements:	15 gpm @ 60 psi	Inclination:	35 or 45-degrees

Items Included In Budget Pricing

Screen

- AISI 304 stainless steel construction
- Perforated plate basket
- 2 hp drive unit
- Mounting supports
- Three- (3) zone wash system with solenoid valves
- Level sensor (float switch)
- Anchor bolts (stainless steel)

Controls

- Non-explosion proof design
- NEMA 4X stainless steel main control panel
- Smart relay controller
- VFD with overload protection
- Selector switches
- Indicator lights
- E-stop
- Fusible disconnect switch with door handle

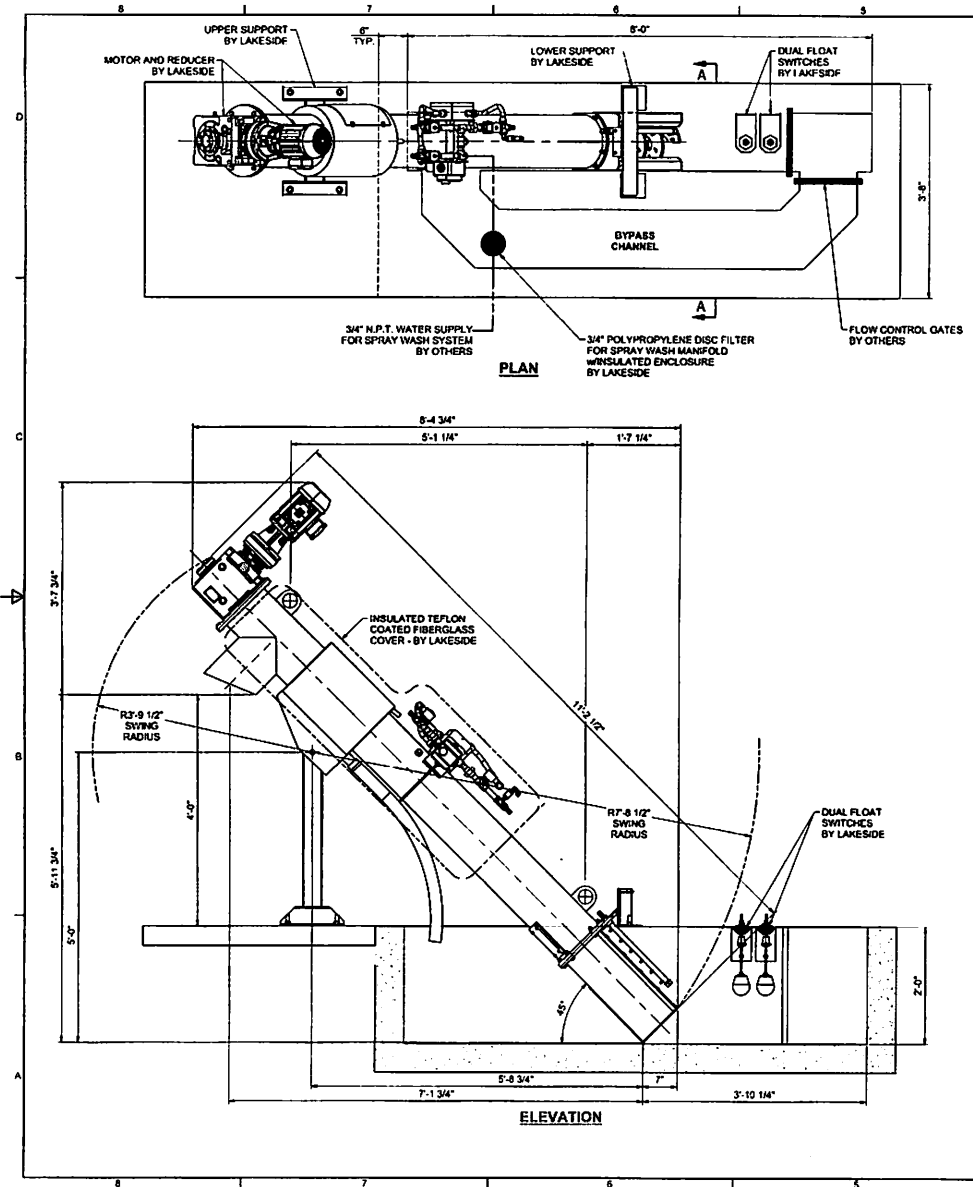
FOB:	Factory	Approvals (if required):	4 to 6 weeks
Warranty:	1 year	Delivery:	16 to 19 weeks
Start-up service:	2 day in 1 trip	Weight:	1,300 lb
Full freight allowed to job site			

Optional Items

Unit Price

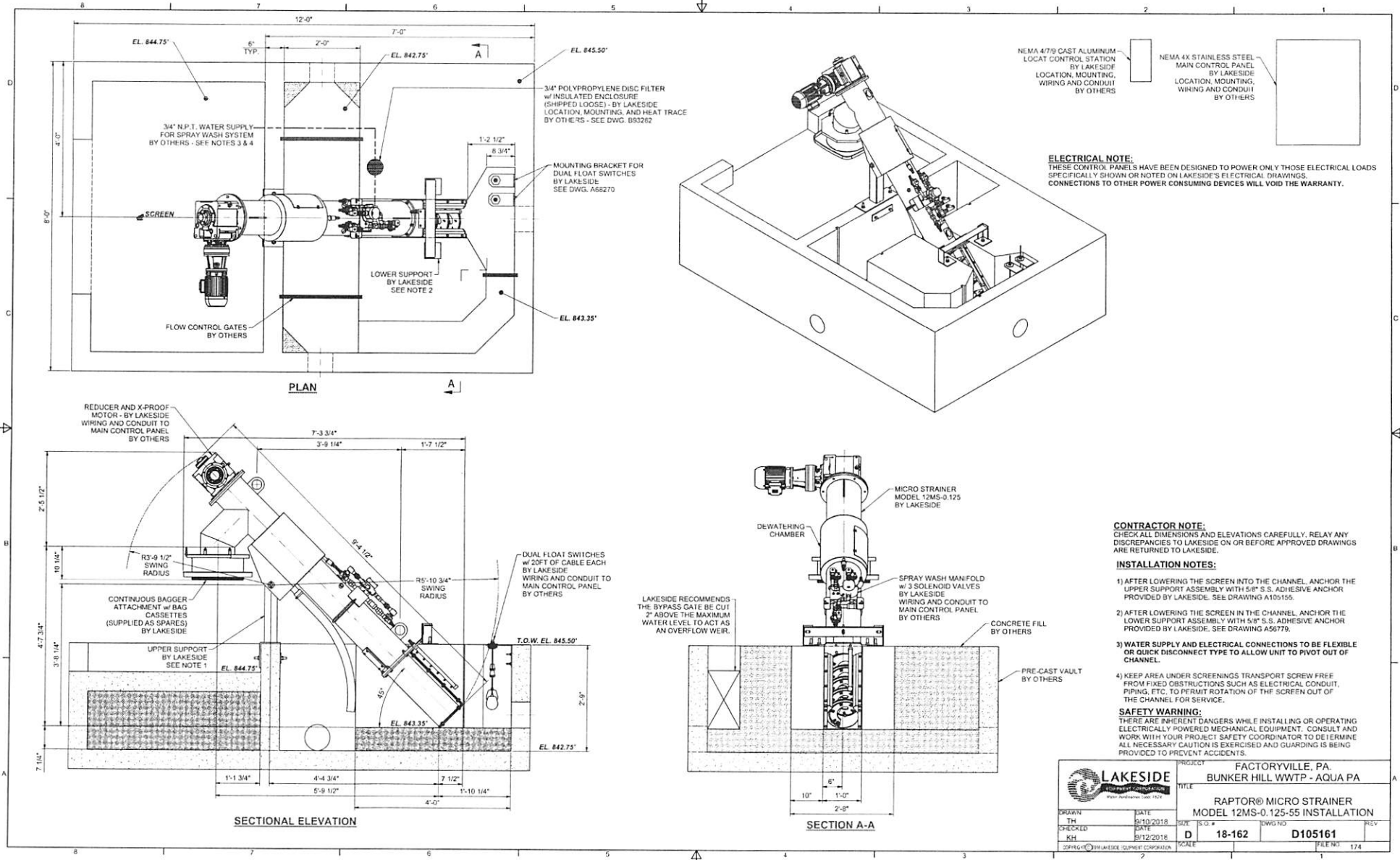
Explosion proof design:	\$3,900
Continuous bagger assembly:	\$900 (Includes 2 bagger cassettes)

Jim McKee
Regional Sales Manager
e-mail: jm@lakeside-equipment.com



SAFETY WARNING:
THERE ARE INHERENT DANGERS WHILE INSTALLING OR OPERATING ELECTRICALLY POWERED MECHANICAL EQUIPMENT. CONSULT AND WORK WITH YOUR PROJECT SAFETY COORDINATOR TO DETERMINE ALL NECESSARY CAUTION IS EXERCISED AND GUARDING IS BEING PROVIDED TO PREVENT ACCIDENTS.

		PROJECT	
DRAWN		TITLE	
TH		RAPTOR® MICRO STRAINER	
CHECKED		MODEL 12MS-0.250-55 PROPOSAL	
DATE		SHEET #	
10/18/2018		D	
DATE		PROJECT NO	
D		D105563SA	
SCALE		REV	
SCALE		A	
FILE NO		250	



NEMA 47/9 CAST ALUMINUM LOCAT CONTROL STATION BY LAKESIDE
 LOCATION, MOUNTING, WIRING AND CONDUIT BY OTHERS

NEMA 4X STAINLESS STEEL MAIN CONTROL PANEL BY LAKESIDE
 LOCATION, MOUNTING, WIRING AND CONDUIT BY OTHERS

ELECTRICAL NOTE:
 THESE CONTROL PANELS HAVE BEEN DESIGNED TO POWER ONLY THOSE ELECTRICAL LOADS SPECIFICALLY SHOWN OR NOTED ON LAKESIDE'S ELECTRICAL DRAWINGS. CONNECTIONS TO OTHER POWER CONSUMING DEVICES WILL VOID THE WARRANTY.

CONTRACTOR NOTE:
 CHECK ALL DIMENSIONS AND ELEVATIONS CAREFULLY. RELAY ANY DISCREPANCIES TO LAKESIDE ON OR BEFORE APPROVED DRAWINGS ARE RETURNED TO LAKESIDE.

INSTALLATION NOTES:

- 1) AFTER LOWERING THE SCREEN INTO THE CHANNEL, ANCHOR THE UPPER SUPPORT ASSEMBLY WITH 5/8" S.S. ADHESIVE ANCHOR PROVIDED BY LAKESIDE. SEE DRAWING A105155.
- 2) AFTER LOWERING THE SCREEN IN THE CHANNEL ANCHOR THE LOWER SUPPORT ASSEMBLY WITH 5/8" S.S. ADHESIVE ANCHOR PROVIDED BY LAKESIDE. SEE DRAWING A56779.
- 3) WATER SUPPLY AND ELECTRICAL CONNECTIONS TO BE FLEXIBLE OR QUICK DISCONNECT TYPE TO ALLOW UNIT TO PIVOT OUT OF CHANNEL.
- 4) KEEP AREA UNDER SCREENINGS TRANSPORT SCREW FREE FROM FIXED OBSTRUCTIONS SUCH AS ELECTRICAL CONDUIT, PIPING, ETC. TO PERMIT ROTATION OF THE SCREEN OUT OF THE CHANNEL FOR SERVICE.

SAFETY WARNING:
 THERE ARE INHERENT DANGERS WHILE INSTALLING OR OPERATING ELECTRICALLY POWERED MECHANICAL EQUIPMENT. CONSULT AND WORK WITH YOUR PROJECT SAFETY COORDINATOR TO DETERMINE ALL NECESSARY CAUTION IS EXERCISED AND GUARDING IS BEING PROVIDED TO PREVENT ACCIDENTS.

		PROJECT	
		FACTORYVILLE, PA. BUNKER HILL WWTP - AQUA PA	
TITLE		RAPTOR® MICRO STRAINER MODEL 12MS-0.125-55 INSTALLATION	
DRAWN TH CHECKED KH	DATE 8/10/2018 DATE 8/12/2018	SIZE SCALE D	DWG NO. 18-162 FILE NO. D105161
SPRINGFIELD LAKESIDE GUMBER CORPORATION		SCALE	FILE NO. 174

June 8, 2021

City of La Vernia
102 E. Chihuahua
La Vernia, TX 78121

Attn: Estimating Department

Re: City of La Vernia Back Up Generator
Electrical Scope and Pricing

We propose the necessary labor and material to perform the electrical work on the above referenced project per the following:

Scope of Work:

- 1) Provide and install (1) 50KW outdoor generator set
- 2) Provide and install (1) 150A Automatic Transfer Switch (ATS)
- 3) Provide and install (1) Annunciator Panel
- 4) Rework and redirect existing conduits to new ATS

Special Qualifications and/or Clarifications:

- 1) Price is contingent upon execution of a mutually acceptable contract and project schedule.
- 2) Price is valid for 30 days.
- 3) The following items are **not** included in this proposal:
 - a) Formed concrete
 - b) Cutting, patching, and painting
 - c) Drilling and forming of pole bases
 - d) Bond; however, available for additional cost
 - e) Utility charges
 - f) Sales tax
 - g) Temperature controls and interlock wiring
 - h) Loose motor starters and variable frequency drives
 - i) Eggcrate lenses
 - j) Premium time
 - k) Rock excavation
 - l) Roof penetrations and seals
 - m) Acoustical pads

- 4) The following systems are **not** included in this proposal:
- a) Tele/data
 - b) CCTV and security
 - c) CATV and satellite
 - d) P/A and sound
 - e) Audio-Visual
 - f) Fire alarm
 - g) Lightning Protection
 - h) Cathodic Protection
- 5) All work to be performed during normal business hours. Normal business hours are Monday through Friday 7:00 A.M. to 3:30 P.M. Excluding Local, State, and Federal Holidays.
- 6) Pricing is based on the use of code approved raceways and wiring methods.
- 7) This project includes a 4-8 hour utility outage to tie in the generator.
- 8) The generator proposed has an attached fuel tank capable of running for 72 hours at full load.

Pricing:

Generator Installation	Material	\$	38,900.00
	Labor	\$	9,700.00
Crane		\$	3,000.00
Diesel Fuel		\$	2,400.00
TOTAL		\$	54,000.00

We appreciate the opportunity to submit the above proposal. If you have any questions, please call.

Sincerely,

ALTERMAN, INC.



Chris Brannock
Service Manager



La Vernia Priority Equipment List

October 26, 2021



Repairs and Operational Needs

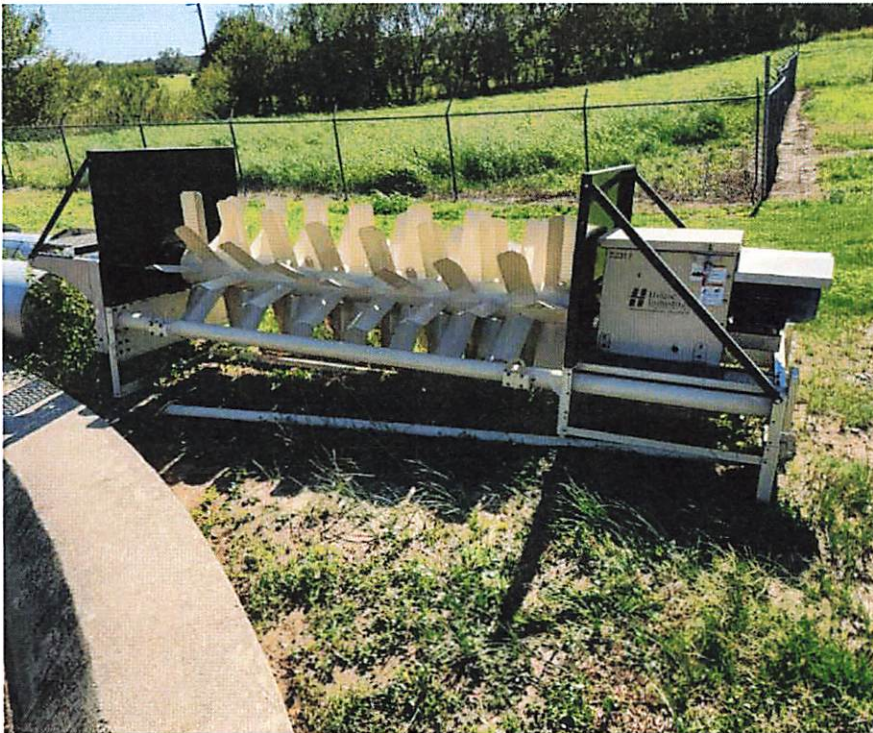
- Priority 1
 - Need immediate attention
 - Regulatory and safety



Priority 1



Floating Aerator



- Reduce maintenance repair cost.
- Consistent water quality standards.



Priority 3

Bar Screen

- Not functioning properly
- Rags and debris on aerators
- Daily raking eliminated



Priority 1

Sludge Drying Box

- Concrete entire bed sloping to a sump pit at the back
- Purchase another roll-off mounted sludge box
- Additional tankers are used to haul solids
- Existing cannot keep up with current production
- Safety
- Odor control



Priority 1

Sludge Drying Beds

- Convert drying bed used for drying box
- Concrete entire bed sloping to a sump pit at the back
- Purchase a small sump pump
- Safety
- Odor control



Priority 1

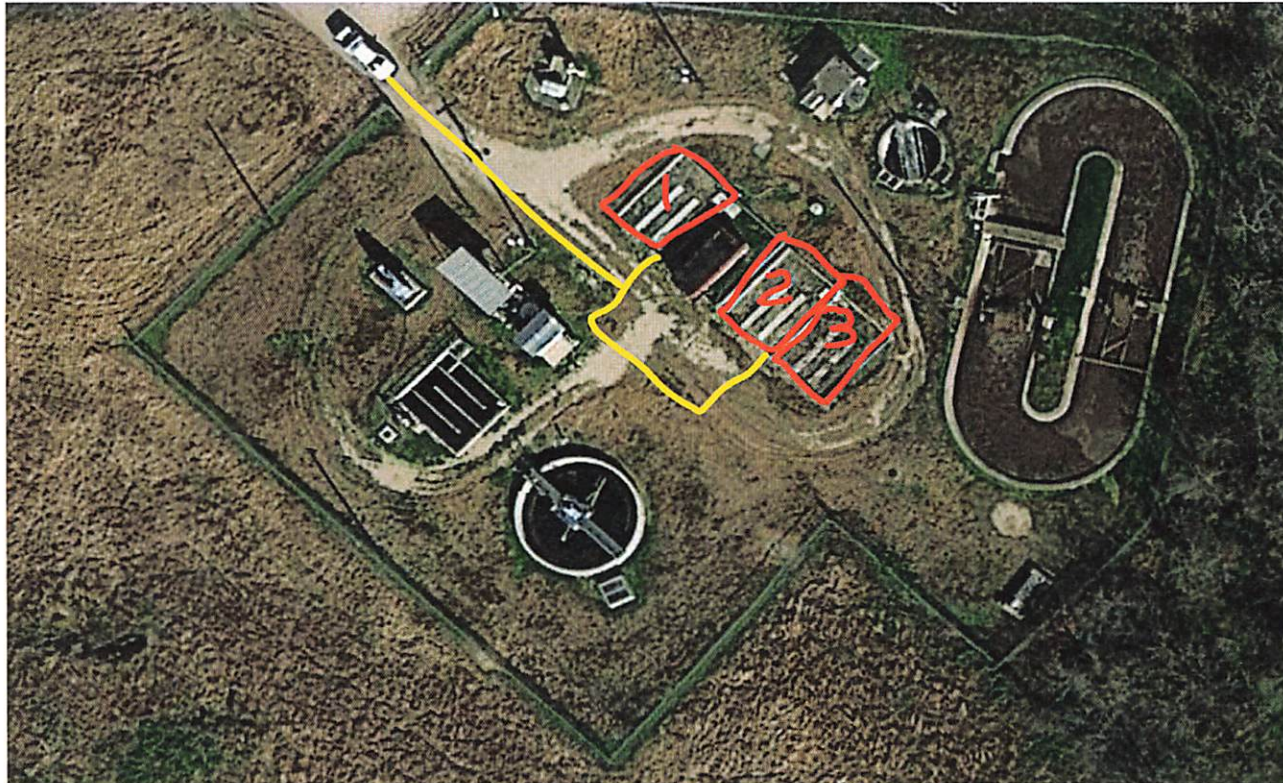
Entrance Road & Sludge Drying

- Inoperable currently – 3 beds
- Operational challenge
- Road improvement
 - Cement stabilized flex base
 - Safety
- Remove vegetation
 - Re-sand



Priority 1

Entrance Road & Solids Handling



Committed to Safe, Clean, Enjoyable Creeks and Rivers.

ORDINANCE NO. 111821-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION TO GENERAL COMMERCIAL (C-2) 14138 US HWY 87 W, LOT 102A, CITY OF LA VERNIA, 14114 US HWY 87 W, LOT 102B, 14086 US HWY 87 W, LOT 103, CITY OF LA VERNIA, .507 ACRES FRANCISCO HERRERA SURVEY NO. 6, ABSTRACT NO. 15, CITY OF LA VERNIA, LA VERNIA, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as Residential Agriculture (RA) & Commercial Retail (C-1); and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to General Commercial (C-2) and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning on affected properties and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of affected properties will not adversely affect the character of the area of the neighborhood in which it is proposed to locate; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. That Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from present classification of Commercial Retail (C-1) to General Commercial (C-2) for the following four (4) properties:

1. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121;
2. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121;
3. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121;
4. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121 ;

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 21st DAY OF OCTOBER, 2021.

Robert Gregory, Mayor
City of La Vernia

ATTEST:

Brittani Porter, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office

Date Received 9-16-21
Permit/Receipt No. _____
Fee Paid \$100.00 c/c
10-1-21

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
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 Texan Store Properties
Mailing Address PO Box 338 Yorktown TX 78164
Telephone 3619649504 Fax 3615649492 Mobile 3619352241 Email melissa.schutz@theTexanStores.com

Property Address/Location Upchurch Carveout

Legal Description
Name of Subdivision Meets & Bounds Attached

Lot(s) _____ Block(s) _____ Acreage .507

Existing Use of Property Farming

Proposed Use of Property (attach additional or supporting information if necessary) _____
Convenience Store + Fuel

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

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)
Current zoning does not allow for fuel

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

9/16/21
Date

For Office Use Only	
Date of Publication <u>9-23-21</u>	Date of P&Z Public Hearing <u>10-12-21</u>
Date of 200 Ft Notices <u>9-17-21</u>	Date of Council Public Hearing <u>10-14-21</u>
Ordinance No. <u>101421-03</u>	Approved _____ Denied _____

Exhibit A

0.507 acre tract of land situated in the City of La Vernia, Wilson County, Texas out of the Francisco Herrera Survey No. 6, Abstract No. 15, Wilson County, Texas and being a portion of Tract I, a called 17.00 acre tract of land described by Partition Deed dated June 28, 2016 conveyed from Mary F. Hughes and Shirley J. Upchurch to Mary F. Hughes as recorded in Volume 1918, Page 17 of the Official Public Records, Wilson County, Texas, said 0.507 acre tract being particularly described by metes and bounds as follows:

BEGINNING at an iron fence corner post marking an interior corner of the aforesaid 17.00 acre tract and being the northwest corner of a called 1.51 acre tract of land described by Instrument to Texan Store Properties, LLC as recorded in Volume 1981, Page 521 of the Official Public Records, Wilson County, Texas for the southwesterly corner of the herein described tract, from which an iron fence corner post along the north line of U.S. Highway No. 87 West (a Variable Width Right-of-Way) marking an exterior corner of said 17.00 acre tract and being the southwest corner of the aforesaid 1.51 acre tract bears North 01°29'41" East (North 01°37'47" East), a distance of 206.99 (207.03) feet;

THENCE, over, into, and across said 17.00 acre tract, the following four (4) courses and distances:

- **North 52°47'48" East, a distance of 118.88 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an angle point of the herein described tract;**
- **North 59°36'58" East, a distance of 166.76 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an angle point of the herein described tract;**
- **South 89°06'31" East, a distance of 198.07 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an angle point of the herein described tract;**
- **South 74°28'30" East, a distance of 81.08 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking and exterior corner of said 17.00 acre tract, being along the west line of a called 2.00 acre tract of land described by Instrument to Sylvia G. Vega as recorded in Volume 1216, Page 723 of the Official Public Records, Wilson County, Texas, and being the northeast corner of that certain tract of land to the City of La Vernia for the east most corner of the herein described tract;**

THENCE, North 88°36'35" West (North 88°48'31" West), along a common line between said 17.00 acre tract and the aforesaid City of La Vernia Tract, a distance of 78.45 (77.57) feet to a iron fence corner post marking an angle point of said 17.00 acre tract and being along the north line of said City of La Vernia Tract, for an angle point along the south line of the herein described tract;

THENCE, South 73°00'16" West (South 73°01'01" West), along the southeasterly line of said 17.00 acre tract, with the northwesterly line of a called 1.265 acre tract of land described by Instrument to Brian Dlugosch as recorded in Instrument No. 2021-105550 of the Official Public Records, Wilson County, Texas, at a distance of 239.15 feet passing a found 1/2" pipe marking the northwest corner of the aforesaid 1.265 acre tract and being the northeast corner of the aforementioned 1.51 acre tract, continuing for a total distance of 456.21 (455.90) feet to the **POINT OF BEGINNING.**



VG-2432-2021-108265

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 108265

Real Property Recordings

Recorded On: June 18, 2021 01:51 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 108265
Receipt Number: 20210618000013
Recorded Date/Time: June 18, 2021 01:51 PM
User: Loretta R
Station: cclerk03

Record and Return To:

BRIAN KIMBROUGH & DENISE DLUGOSCH
2414 S. HACKBERRY

SAN ANTONIO TX 78210

F.WCA



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX



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

WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON

That MICHAEL E. UPCHURCH and SHERLEY J. UPCHURCH, hereinafter called Grantor, whether one or more, of the State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BRIAN DLUGOSCH and DENISE DLUGOSCH, hereinabove and hereinafter called Grantee, whether one or more, of 507 E. Main Street, Yorktown, Texas 78164, all of the following described real property, to-wit:

Being a 0.507 acre tract of land situated in the City of La Vernia, Wilson County, Texas, out of the Francisco Herrera Survey No. 6, Abstract No. 15, Wilson County, Texas, as more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, assigns, and/or successors forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, assigns, and/or successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No easement or right of access to the subject property across Grantor's remaining property is conveyed herein or to be implied or attributed. Rather, Grantee shall only have access to the subject property from and across Grantee's adjacent property.


This conveyance is made and accepted subject to any and all conditions, easements, restrictions, and reservations, if any, still in effect and appearing of record relating to the above described property.

Pursuant to Texas Property Code Section 5.010 the following Notice is given:

NOTICE REGARDING POSSIBLE LIABILITY FOR ADDITIONAL TAXES.

If for the current ad valorem tax year the taxable value of the land that is the subject of this transaction is determined by a special appraisal method that allows for the appraisal of the land at less than its market value, the person to whom the land is transferred may not be allowed to qualify the land for that special appraisal in a subsequent tax year and land may then be appraised at its full market value. Additionally, the transfer of the land or a subsequent change in the use of the land may result in additional taxes plus interest as a penalty for the transfer or the change in use of the land. The taxable value of the land and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the land is located.

EXECUTED on June 17, 2021.

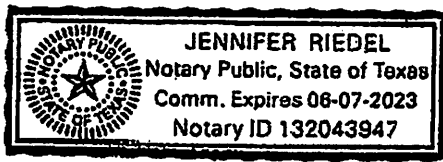

MICHAEL E. UPCHURCH

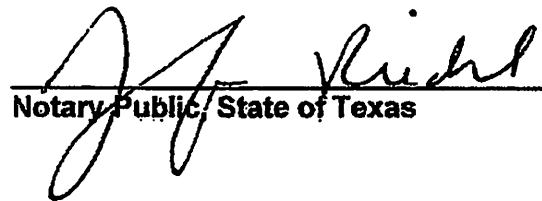

SHERLEY J. UPCHURCH

STATE OF TEXAS

COUNTY OF WILSON

This instrument was acknowledged before me by MICHAEL E. UPCHURCH and SHERLEY J. UPCHURCH on June 17, 2021.




Notary Public, State of Texas

J RETURN TO:
BRIAN DLUGOSCH and DENISE DLUGOSCH
507 E. Main Street
Yorktown, Texas 78164

Date Received 9-16-21
Permit/Receipt No. _____
Fee Paid \$100.00 c/c
10-1-21

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
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 Texan Store Properties
Mailing Address PO Box 338 Yorktown, TX 78164
Telephone 361-564-9504 Fax 361-564-9492 Mobile 361 935 2241 Email Melissa.Schultz@theTexanStores.com
Property Address/Location 14138 HWY 87 La Vernia, TX 78121

Legal Description
Name of Subdivision meets & Bounds Attached

Lot(s) _____ Block(s) _____ Acreage 1.51

Existing Use of Property Residential - unoccupied

Proposed Use of Property (attach additional or supporting information if necessary)
Convenience Store + Fuel

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

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)
Current zoning does not allow for fuel

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

9/16/21
Date

For Office Use Only	
Date of Publication <u>9-23-21</u>	Date of P&Z Public Hearing <u>10-12-21</u>
Date of 200 Ft Notices <u>9-17-21</u>	Date of Council Public Hearing <u>10-14-21</u>
Ordinance No. <u>101421-01</u>	Approved _____ Denied _____



- LEGEND**
- SR - STEEL ROD FOUND
 - CR - 1/2" REBAR SET
 - CP - CORNER POST
 - DDMMSS DIST. - FIELD
 - (DDMMSS DIST.) - RECORD
 - x- BARBED WIRE FENCE
 - CO - POWER/UTILITY POLE
 - WM - WATER WELL/WATER METER (AS NOTED)
 - ST - SEPTIC TANK
 - O- CHAIN LINK FENCE
 - WOOD PRIVACY FENCE

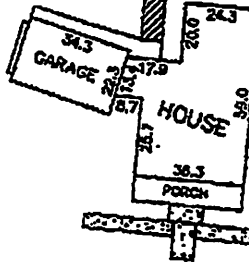
SCALE: 1" = 60'

F. HERRERA SURVEY NO. 6,
ABSTRACT NO. 15
CITY OF LA VERNIA

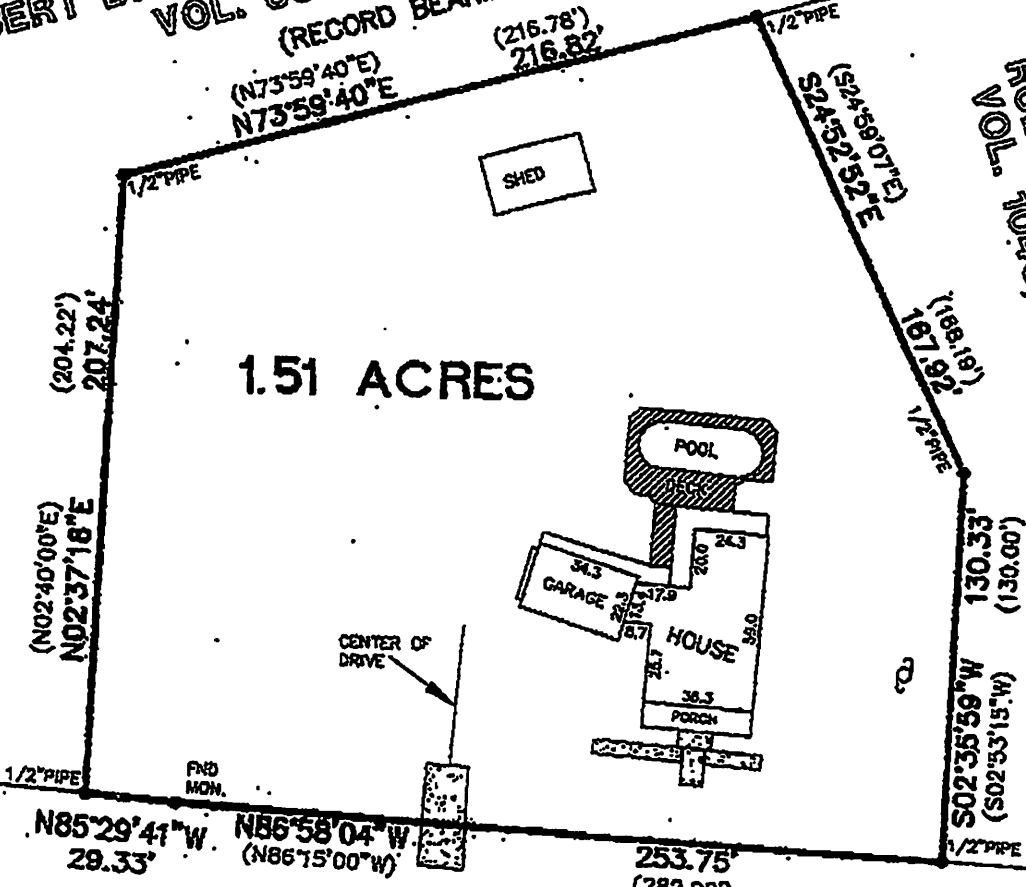
HERBERT BRAZEAL & YOSHIKO BRAZEAL
VOL. 859, PG. 83
(RECORD BEARING)

KEITH JOHANSON &
ROBERT C. ALLEN, III
VOL. 1046, PG. 343

1.51 ACRES



CENTER OF DRIVE



N85°29'41"W. 29.33'
N86°58'04"W. (N86°15'00"W)

253.75' (282.98')

U.S. HWY. NO. 87
(R.O.W. WIDTH IS NOT TO SCALE)

SURVEY PLAT OF 1.51 ACRES OF LAND IN THE CITY OF LA VERNIA, OUT OF THE F. HERRERA SURVEY NO. 6, ABSTRACT NO. 15, WILSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO LYNN E. NORMAN AND MARILYN NORMAN IN A DEED OF RECORD IN VOLUME 887, PAGE 562 OF THE

**STATE OF TEXAS
COUNTY OF WILSON**

FIELD NOTES FOR 1.51 ACRES OF LAND

BEING 1.51 acres of land in the City of La Vernia out of the F. Herrera Survey No. 6, Abstract No. 15, Wilson County, Texas and being the same land described in a conveyance to Lynn E. Norman and Marilyn Norman in a deed of record in Volume 887, Page 562 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" pipe in the north right-of-way of U. S. Highway No. 87 for the southeast corner of the Herbert Brazeal and Yoshiko Brazeal land as described in Volume 859, Page 83 of the Official Public Records of Wilson County, Texas and the southwest corner of this tract;

THENCE North 02° 37' 18" East, a distance of 207.24 feet to a found 1/2" pipe for an interior corner of said Brazeal land and the northwest corner of this tract;

THENCE North 73° 59' 40" East, with the common line of said Brazeal land, a distance of 216.82 feet to a found 1/2" pipe for the northwest corner of the Keith Johanson and Robert C. Allen, III land as described in Volume 1046, Page 343 of the Official Public Records of Wilson County, Texas and the northeast corner of this tract;


THENCE South 24° 52' 52" East, with the common line of said Johanson land, a distance of 167.92 feet to a found 1/2" pipe for a common corner;

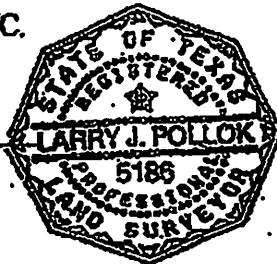
THENCE South 02° 35' 59" West, with the common line of said Johanson land, a distance of 130.33 feet to a found 1/2" pipe in the aforementioned north right-of-way of U. S. Highway No. 87 for the southwest corner of said Johanson land and the southeast corner of this tract;

THENCE North 86° 58' 04" West, with said right-of-way, a distance of 253.75 feet to a found concrete right-of-way monument for an angle point;

THENCE North 85° 29' 41" West, with said right-of-way, a distance of 29.33 feet to the **POINT OF BEGINNING** and containing 1.51 acres of land.

POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S.# 5186
September 25, 2002



Special Warranty Deed

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.

Date: January 24, 2017

Grantor:

ROGER M. MOCZYGEMBA, Trustee of the ROGER MOCZYGEMBA REVOCABLE LIVING TRUST, such Trust having been established under that certain Trust Agreement dated August 6, 2009

Grantor's Mailing Address:

140 E. 2200 N. #702
North Logan, Cache County, Utah 84341

Grantee:

BRIAN DLUGOSCH, a married man

Grantee's Mailing Address:

1238 FM 237
Yorktown, DeWitt County, Texas 78164

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 1.51 acres of land, more or less, in City of La Vernia, and out of the Francisco Herrera Survey No.6, Abstract No. 15, Wilson, County, Texas, and being the land described in a conveyance to Robert Sontag and Brenda Sontag in a deed of record in Volume 1127, Page 304, Official Public Records of Wilson County, Texas; said 1.51 acres of land, more or less, being more particularly described in Exhibit A attached hereto and made a part hereof

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

See Exhibit B attached hereto and incorporated herein by reference.

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 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 when the claim is by, through, or under Grantor but not otherwise, 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARMS LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS", "WHERE IS", WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES. THIS PROVISION SHALL SURVIVE CLOSING AND SHALL BE INCORPORATED INTO THE DEED.

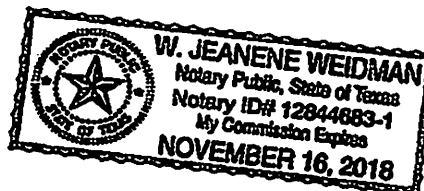
GRANTOR:

RM Trustee
Roger M. Moczygamba, Trustee of the
Roger Moczygamba Revocable Living Trust

STATE OF Texas §
Bexar §
COUNTY OF Bexar §

This instrument was ACKNOWLEDGED before me on the 24th day of January, 2017, by Roger M. Moczygamba, Trustee of the Roger Moczygamba Revocable Living Trust.

W. Jeanene Weidman
Notary Public, State of Texas



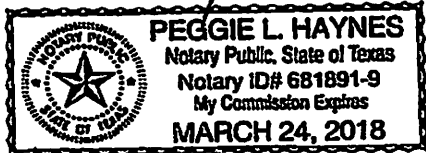
GRANTEE:

Brian Dlugosch

STATE OF Texas §

COUNTY OF Wilson §

This instrument was ACKNOWLEDGED before me on the 25 day of January, 2017, by Brian Dlugosch.



Peggie L. Haynes
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

BRIAN DLUGOSCH
1238 FM 237
Yorktown, Texas 78164

Date Received 9-16-21
Permit/Receipt No. _____
Fee Paid \$100.00 c/c
10-1-21

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
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 The Texan Store Properties
Mailing Address PO Box 338 Yorktown TX 78164
Telephone 3615649504 Fax 3615649492 Mobile 3619552241 Email melissa.schultz@thetexanstores.com

Property Address/Location City of La Vernia Water Tower
Legal Description
Name of Subdivision Meets & Bounds Attached

Lot(s) _____ Block(s) _____ Acreage .66

Existing Use of Property City - Water Tower - 14086 HWY 87 La Vernia TX 78121

Proposed Use of Property (attach additional or supporting information if necessary) _____
Convenience Store + Fuel

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

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) _____
Current zoning does not allow for fuel

- 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] 9/16/21
Signature of Owner(s)/Agent Date

For Office Use Only	
Date of Publication <u>9-23-21</u>	Date of P&Z Public Hearing <u>10-12-21</u>
Date of 200 Ft Notices <u>9-17-21</u>	Date of Council Public Hearing <u>10-14-21</u>
Ordinance No. <u>101421-04</u>	Approved _____ Denied _____

La Vernia Well

14086 US GWY 87

PID: 27270

Well Id: 39611 - [Logs](#)

Geophysical Well Logs for Well Id: 39611

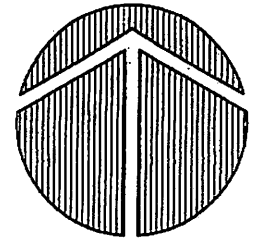
Log Id
File Type
File Size
pdf
0.1 MB

For Geophysical Well Log assistance contact:

Data Source:	TWDB Groundwater Database
API Number:	
County:	WILSON
Well Depth (ft):	525
Total Depth (ft):	525
Drill Date:	03/05/1967
Kelly Bushing Height (ft):	0
Well Owner:	City of La Vernia
Type of Well:	Withdrawal of Water
Well Number:	well 2
Track Number:	
State Well Number:	6848103
Water Source Code:	G2470004B
Q Number:	
Latitude (DD):	29.355277
Longitude (DD):	-98.114722

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID— SOUTH CENTRAL ZONE (NAD 83).

SURVEYOR'S NOTES:
 1. A METES AND BOUNDS DESCRIPTION WAS PREPARED THIS SAME DATE AS PART OF THIS SURVEY.



SURVEYOR'S NOTE:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

F. HERRERA GRANT

SURVEY NO. 6

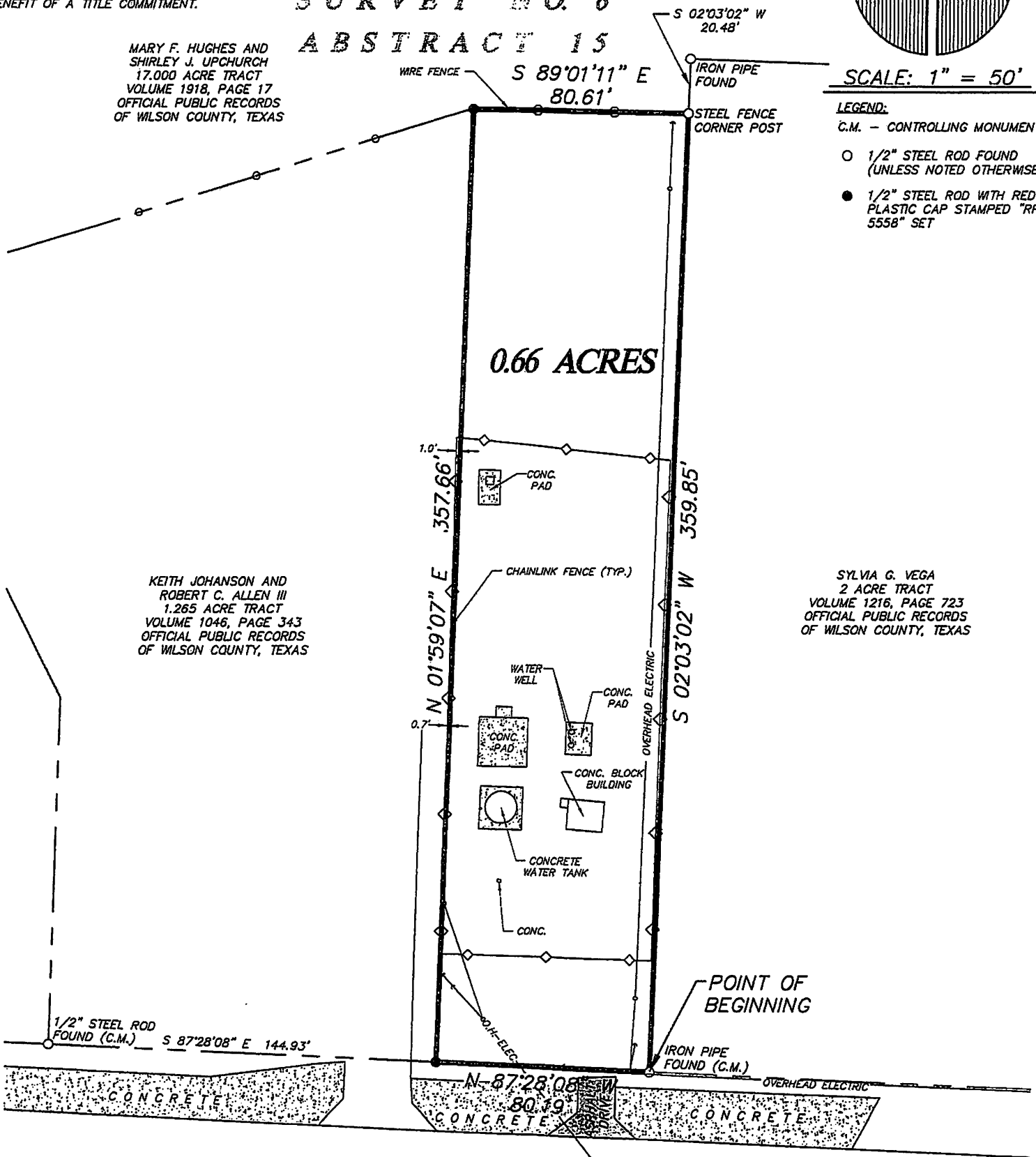
ABSTRACT 15

MARY F. HUGHES AND
 SHIRLEY J. UPCHURCH
 17.000 ACRE TRACT
 VOLUME 1918, PAGE 17
 OFFICIAL PUBLIC RECORDS
 OF WILSON COUNTY, TEXAS

SCALE: 1" = 50'

LEGEND:

- C.M. - CONTROLLING MONUMENT
- 1/2" STEEL ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" STEEL ROD WITH RED PLASTIC CAP STAMPED "RPLS 5558" SET



KEITH JOHANSON AND
 ROBERT C. ALLEN III
 1.265 ACRE TRACT
 VOLUME 1046, PAGE 343
 OFFICIAL PUBLIC RECORDS
 OF WILSON COUNTY, TEXAS

SYLVIA G. VEGA
 2 ACRE TRACT
 VOLUME 1216, PAGE 723
 OFFICIAL PUBLIC RECORDS
 OF WILSON COUNTY, TEXAS

U. S. HIGHWAY NO. 87

METES AND BOUNDS DESCRIPTION OF A 0.66 ACRE TRACT

Being a 0.66 acre tract situated in the F. Herrera Grant, Survey No. 6, Abstract 15, City of La Vernia, Wilson County, Texas; said 0.66 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at an iron pipe found (controlling monument) on the north line of U. S. Highway No. 87 at the southwest corner of a 2 acre tract as described in a conveyance to Sylvia G. Vega recorded in Volume 1216, Page 713, Official Public Records of Wilson County, Texas, for the southeast corner of herein described tract;

THENCE North 87° 28' 08" West 80.19 feet with said north line of U. S. Highway No. 87 to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the southeast corner of a 1.265 acre tract as described in a conveyance to Keith Johanson and Robert C. Allen recorded in Volume 1046, Page 343, Official Public Records of Wilson County, Texas, for the southwest corner of the herein described tract; said point being located South 87° 28' 08" East 144.93 feet from a 1/2" steel rod found (controlling monument) at the southwest corner of said 1.265 acre tract;

THENCE North 01° 59' 07" East 357.66 feet with the east line of said 1.265 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at an angle point of a 17.000 acre tract as described in a conveyance to Mary F. Hughes and Shirley J. Upchurch recorded in Volume 1918, Page 17, Official Public Records of Wilson County, Texas at the northeast corner of said 1.265 acre tract, for the northwest corner of the herein described tract;

THENCE South 89° 01' 11" East 80.61 feet generally along a wire fence with the south line of said 17.000 acre tract to a steel fence corner post found on the west line of said 2 acre tract at a southeast corner of said 17.000 acre tract, for the northeast corner of the herein described tract; said point being located South 02° 03' 02" West 20.48 feet from an iron pipe found at the northwest corner of said 2 acre tract and an interior corner of said 17.000 acre tract;

THENCE South 02° 03' 02" West 359.85 feet with said west line of a 2 acre tract to the POINT OF BEGINNING and containing 0.66 acres.

Surveyor's Notes:

1. Bearings are based on the Texas State Plane Coordinate System Grid – South Central Zone (NAD 83).
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

July 14, 2021

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the 0.66 acre tract made under my supervision.



Jeffrey B. Berger, R.P.L.S.
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
TBPLS FIRM NO. 10171400

Date Received 9-16-21
Permit/Receipt No. _____
Fee Paid \$100.00 c/c
10-1-21

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
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 Texan Store Properties
Mailing Address P.O. Box 338 Yorktown, Tx. 78164
Telephone 361-564-9504 Fax 361-564-9499 Mobile 361-935-2841 Email melissa.schultz@thetexanstores.com
Property Address/Location 14114 HWY 87 La Vernia, TX 78121
Legal Description
Name of Subdivision meets & Bounds Attached
Lot(s) _____ Block(s) _____ Acreage 1.265
Existing Use of Property Commercial - Insurance Agency
Proposed Use of Property (attach additional or supporting information if necessary) _____
Convenience Store + Fuel
Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2
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) _____
Current zoning does not allow for fuel

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:

Brian D...
Signature of Owner(s)/Agent

9/16/21
Date

For Office Use Only

Date of Publication 9-23-21
Date of 200 Ft Notices 9-17-21
Ordinance No. 101421-02

Date of P&Z Public Hearing 10-12-21
Date of Council Public Hearing 10-14-21
Approved _____ Denied _____

Exhibit A

1.265 acre tract of land situated in Wilson County, Texas out of the F. Herrera Grant, Survey No. 6 (A-15), and being part of that 95.12 acre tract conveyed to the F 4 Cattle Company by deed recorded in Volume 439, Page 47 of the Deed Records of Wilson County, Texas, said 1.265 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the north line of U.S. Highway 87 at the southeast corner of said 95.12 acre tract and this tract, being the southwest corner of the Wilson County Water District Property;

THENCE N. 86° 12' 18" W., 144.93 feet along the north line of U.S. Highway 87 to a 1/2" iron pin found at the southwest corner of this tract, being the southeast corner of that certain 1.500 acre tract described in deed dated March 21, 1986, from F-4 Cattle Company, Incorporated to Ray E. Smith, of record in Volume 657, Page 516, Official Public Records of Wilson County, Texas;

THENCE along the east line of said 1.500 acre tract, as follows;

N. 02° 54' 30" E., 130.71 feet to a 1/2" iron pin found at an angle point;

N. 24° 54' 31" W., 167.80 feet to a 1/2" iron pin found in fence line in the south line of the John E. Schraub property, being the northeast corner of said 1.500 acre tract and the northwest corner of this tract;

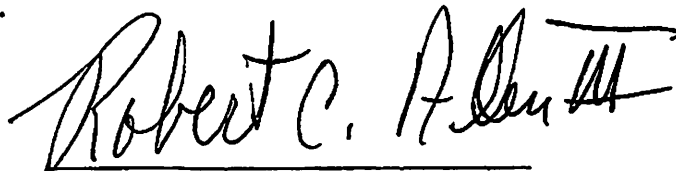
THENCE N. 74° 07' 27" E., 236.97 feet with fence along the south line of said Schraub property to a 1/2" iron pin found at the northwest corner of said Water District property, being the northeast corner of this tract.

THENCE S. 03° 05' 24" W., 357.66 feet along the west line of said Water District property to the **PLACE OF BEGINNING**.

easements, restrictions, and reservations, if any, still in effect and appearing of record relating to the above described property, including, but not limited to:

- 1.) Easement described in instrument dated June 28, 1984, from F-4 Cattle Company, Inc., to John E. Schraub, recorded in Volume 620, Page 785, Deed Records of Wilson County, Texas.
- 2.) Mineral and/or Royalty interest reserved in Deed acknowledged on April 18, 1994, from F4 Cattle Co., Inc. to Amazing Grace Baptist Church, recorded in Volume 850, Page 309, Official Public Records of Wilson County, Texas.

EXECUTED on April 14, 2021.

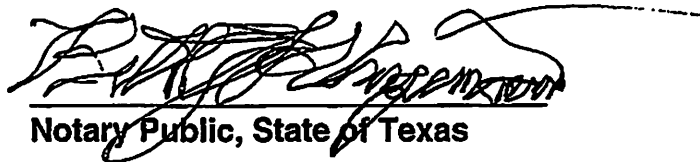
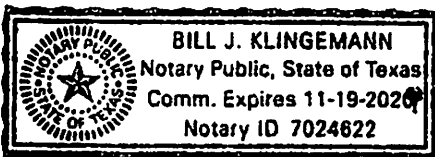


ROBERT C. ALLEN III

STATE OF TEXAS

COUNTY OF WILSON

This instrument was acknowledged before me by **ROBERT C. ALLEN III** on April 14, 2021.



Notary Public, State of Texas

RETURN TO:

**BRIAN DLUGOSCH
507 E. Main Street
Yorktown, Texas 78164**



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of The Texan Store Properties, LLC

Property:

1. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121; (RA)
2. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121; (C-1)
3. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121; (C-1)
4. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121 ; (C-1)

Request: from present classification RA and C-1 to C-2 - - to be used for convenient store and fuel.

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 & City Council on Thursday, November 18th 2021. The meeting will begin at 5:45 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 Monday, November 15th 2021 to:

Mail: City of La Vernia
Brittani Porter
P.O. Box 225
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 re-zone for the four (4) properties described above - - La Vernia, Texas 78121.

Name: _____

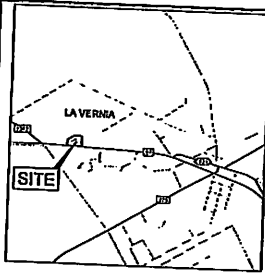
Address: _____

Signature: _____

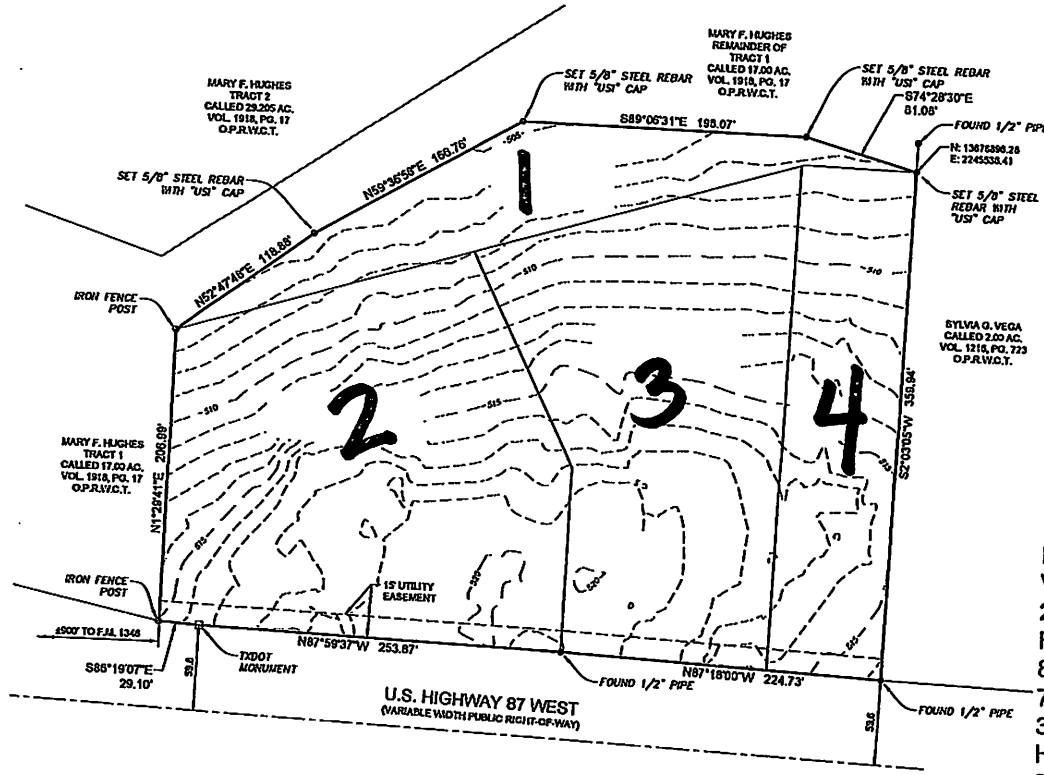
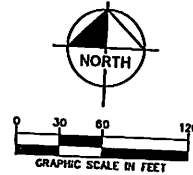
Date: _____

Comments: _____

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



THE TEXAN ADDITION



- PROPERTIES
1. .507 acres more or less, out of the Francisco Herrera Survey No.6, Abstract No. 15, City of La Vernia, La Vernia, Texas 78121;
 2. 1.51 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14138 US Hwy 87 W, Lot 102A, City of La Vernia, La Vernia, Texas 78121;
 3. 1.26 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14114 US Hwy 87 W, Lot 102B, City of La Vernia, La Vernia, Texas 78121;
 4. .66 acres more or less, out of the Francisco Herrera Survey No. 6, Abstract No. 15, 14086 US Hwy 87 W, Lot 103, City of La Vernia, La Vernia, Texas 78121 ;

File: C:\Users\jcm\OneDrive\Documents\Projects\TX\LA_VERNIA\PLAT\PLAT.TXD
 Date: 1/27/2021 10:28:00 AM
 User: jcm

The Texan Store Properties
RA/C-1 to C-2

Sylvia G Vega
14026 US Hwy 87 W
La Vernia, Texas 78121

O'Reilly Auto Enterprises LLC
PO Box 9167
Springfield, MD 65801

Mary Hughes
96 FM1346
La Vernia, Texas 78121

Michael E & Sherley J Upchurch
14178 US Hwy 87 W
La Vernia, Texas 78121

Texan Store Properties LLC
607 E Main St.
Yorktown, Tx 78164

St Ann's Catholic Church
14151 US Hwy 87 W
La Vernia, Texas 78121

MAILED: 10/28/21

In favor:

Opposed:

ORDINANCE NO. 111821-02

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION GENERAL COMMERCIAL (C-2) TO COMMERCIAL RETAIL (C-1) 15010 US HWY 87 W, LOT 101B CITY OF LA VERNIA, LA VERNIA, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as General Commercial (C-2); and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to Commercial Retail (C-1) and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning on affected properties and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of affected properties will not adversely affect the character of the area of the neighborhood in which it is proposed to locate; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. That Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from present classification of General Commercial (C-2) to Commercial Retail (C-1) for the following property:

1. 48.563 acres more or less, Lot 101 B, City of La Vernia, La Vernia, Texas 78121;

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 18th DAY OF NOVEMBER, 2021.

Robert Gregory, Mayor
City of La Vernia

ATTEST:

Brittani Porter, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office

10-06-2021

Receipt No. _____
Fee Paid _____

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 Lennar Homes of Texas Land and Construction, Ltd.,

Mailing Address 1922 Dry Creek Way, Ste 101, San Antonio, TX 78259

Telephone 830-609-7295 Fax _____ Mobile _____ Email Dustin.Skogman@Lennar.com

Property Address/Location 15010 US HWY 87, La Vernia, TX 78121

Legal Description
Name of Subdivision City of La Vernia

Lot(s) 101B Block(s) _____ Acreage 48.563

Existing Use of Property C-2

Proposed Use of Property (attach additional or supporting information if necessary) Residential Subdivision

Zoning Change Request: Current Zoning C-2 Proposed Zoning C-1

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) Zoning size restricts the development of the acreage to provide residential subdivision homes

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:

Dustin Skogman
Signature of Owner(s)/Agent

10/05/2021
Date

For Office Use Only	
Date of Publication <u>10-28-2021</u>	Date of P&Z Public Hearing <u>11-18-2021</u>
Date of 200 Ft Notices <u>10-28-2021</u>	Date of Council Public Hearing <u>11-18-2021</u>
Ordinance No. <u>111821-01</u>	Approved _____ Denied _____

Sunday, August 15, 2021

City of La Vernia

"Zoning Change Application"

102 E Chihuahua Street

P.O. Box 225, La Vernia, TX 78121

I Bonnie Fern Chessher, agree to allow Lennar Homes act as an agent on my behalf in the process of Zoning Change on the property of approximate 46.763 acres, know as 15010 US HWY 87W, La Vernia, TX 78121, to forward the process of the already agreed contract of purchase of the subject property by Lennar Homes, and being by myself Bonnie Fern Chessher.

Signature: ^{Fern}
Bonnie Chessher

Notary: Cathy C. Hunt Aug 16, 2021





STATE OF TEXAS
COUNTY OF WILSON

**FIELD NOTE DESCRIPTION
OF A
48.526 ACRE TRACT**

Being a 48.526 acre tract of land lying in the Francisco Herrera Survey No. 6, Abstract No. 15, Wilson County, Texas, said 48.526 acre tract being a portion of a 52.404 acre tract of land as described in a Warranty Deed with Vendor's Lien to Donald Lee Chessher et ux Bonnie Fern Chessher, dated December 31, 1998, and recorded in Volume 985, Page 741, Official Public Records of Wilson County, Texas, also being a portion of 4.616 acre tract of land described in an Executor's Special Warranty Deed to Bonnie Fern Chessher, dated August 30, 2016, and recorded in Volume 1928, Page 377, Official Public Records of Wilson County, Texas; said 48.526 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found in the north right-of-way line of U.S. Highway 87 for the southwest corner of the aforementioned 52.404 acre tract, the southeast corner of a 7.776 acre tract of land as described and recorded in Volume 1035, Page 224, Official Public Records of Wilson County, Texas, and the southwest corner of the herein described 48.526 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears N87°49'54"W, a distance of 358.02;

THENCE: leaving the north right-of-way line of the aforementioned U.S. Highway 87, along a west line of the aforementioned 52.404 acre tract and the east line of the aforementioned 7.776 acre tract, N07°52'59"E, a distance of 572.91 feet (Record – N09°20'01"E~573.09') to a 1/2" iron rod found for the most westerly northwest corner of said 52.404 acre tract and a southwest corner of an 86.338 acre tract of land as described and recorded in Volume 1567, Page 402, Official Public Records of Wilson County, Texas, and the northwest corner of the herein described 48.526 acre tract;

THENCE: along a north line of the aforementioned 52.404 acre tract and a south line of the aforementioned 86.338 acre tract, N81°48'04"E, a distance of 1,504.79 feet (Record – N83°15'10"E~1,504.77') to a 1/2" iron rod found for an interior corner of said 52.404 acre tract, a southeast corner of said 86.338 acre tract, and an interior corner of the herein described 48.526 acre tract;

THENCE: along a northwest line of the aforementioned 52.404 acre tract and the southeast line of the aforementioned 86.338 acre tract, N40°20'12"E, a distance of 475.64 feet (Record – N41°45'46"E~475.87') to a 1/2" iron rod found in the southwest right-of-way line of Farm to Market Highway 1346 for the north corner of said 52.404 acre tract, the east corner of said 86.338 acre tract, and the north corner of the herein described 48.526 acre tract, said point lying in a non-tangent curve to the left;

THENCE: along the southwest right-of-way line of the aforementioned Farm to Market Highway 1346 and the northeast line of the aforementioned 52.404 acre tract, an arc length of 318.23 feet with said curve to the left having a radius of 5,764.70 feet, a delta angle of 03°09'46", and a chord which bears S61°05'13"E, a distance of 318.19 feet to a 1/2" iron rod found for a point of tangency;


- THENCE:** continuing along the southwest right-of-way line of the aforementioned Farm to Market Highway 1346 and the northeast line of the aforementioned 52.404 acre tract, S60°29'54"E, a distance of 153.25 feet (Record – S59°09'17"E~153.62') to a 1/2" iron rod found for an angle point, and S64°09'02"E, a distance of 548.81 feet (Record – S62°39'43"E) to a 1/2" iron rod found for the north corner of Lot 1, Block 1 of the HEB – La Vernia Subdivision, a subdivision recorded in Volume 11, Page 9, Map Records of Wilson County, Texas, and the east corner of the herein described 48.526 acre tract;
- THENCE:** leaving the southwest right-of-way line of the aforementioned Farm to Market Highway 1346 and the northeast line of the aforementioned 52.404 acre tract, along the northwest line of the aforementioned Lot 1, S79°04'43"W, a distance of 400.23 feet (Record – S79°04'32"W~400.29') to a 1/2" iron rod with plastic cap stamped "MBC" found for the northwest corner of said Lot 1 and an interior corner of the herein described 48.526 acre tract;
- THENCE:** along the west line of the aforementioned Lot 1, S12°13'15"W, a distance of 259.15 feet (Record – S12°12'32"W~259.13') to a 1/2" iron rod with plastic cap stamped "MBC" found for an angle point, and S02°26'56"W, a distance of 35.15 feet (Record – S02°48'47"W~35.24') to a 1/2" iron rod found for the most westerly southwest corner of said Lot 1, the northwest corner of the aforementioned 4.616 acre tract, and an interior corner of the herein described 48.526 acre tract;
- THENCE:** along the north line of the aforementioned 4.616 acre tract and a south line of the aforementioned Lot 1, S87°47'17"E, a distance of 494.90 feet (Record – S87°48'24"E~495.24') to a 1/2" iron rod with plastic cap stamped "BPI" found for the northeast corner of said 4.616 acre tract, an interior corner of said Lot 1, and the northeast corner of the herein described 48.526 acre tract;
- THENCE:** along the east line of the aforementioned 4.616 acre tract and a west line of the aforementioned Lot 1, S02°07'52"W, a distance of 399.49 feet (Record – S02°10'03"W~399.75') to a point in the north right-of-way line of the aforementioned U.S. Highway 87 for the southeast corner of said 4.616 acre tract, the most southerly southwest corner of said Lot 1, and a southeast corner of the herein described 48.526 acre tract, from which a 1/2" iron rod with plastic cap stamped "BPI" found bears S02°07'52"W, a distance of 0.18 feet;
- THENCE:** along the north right-of-way line of the aforementioned U.S. Highway 87 and the south line of the aforementioned 4.616 acre tract, N87°49'54"W (Record – N86°23'00"W), passing a Texas Department of Transportation Type III monument (aluminum disk) found at a distance of 193.62 feet, a total distance of 203.73 feet to a point for the southeast corner of a 1.094 acre tract of land as described and recorded in Document No. 2020-99900, Official Public Records of Wilson County, Texas, and a southwest corner of the herein described 48.526 acre tract, from which a MAG nail with washer stamped "JPH LAND" bears S02°19'57"W, a distance of 0.25 feet;
- THENCE:** leaving the north right-of-way line of the aforementioned U.S. Highway 87 and the south line of the aforementioned 4.616 acre tract, along the east line of the aforementioned 1.094 acre tract, N02°19'57"E, a distance of 242.87 feet (Record – N03°42'33"E~243.26') to a 1/2" iron rod found in the southeast line of the aforementioned 52.404 acre tract, for the north corner of said 1.094 acre tract and an interior corner of the herein described 48.526 acre tract;
- THENCE:** along the southeast line of the aforementioned 52.404 acre tract and the northwest line of the aforementioned 1.094 acre tract, S60°26'25"W, a distance of 461.82 feet (Record – S61°48'42"W~461.57') to a 1/2" iron rod found in the north right-of-way line of the aforementioned U.S. Highway 87 for the southeast corner of said 52.404 acre tract, the west corner of said 1.094 acre tract, the west corner of the aforementioned 4.616 acre tract, and a southeast corner of the herein described 48.526 acre tract;

THENCE: along the north right-of-way line of the aforementioned U.S. Highway 87 and the south line of the aforementioned 52.404 acre tract, N87°49'54"W, a distance of 2,218.17 feet (Record – N86°23'00"W ~2,218.74') to the **PLACE OF BEGINNING** and containing 48.526 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. ()-Record calls taken from Volume 985, Page 738, Volume 1928, Page 377, Document No. 2020-99900, Official Public Records of Wilson County, Texas, and Volume 11, Page 9, Map Records of Wilson County, Texas.
 3. A survey exhibit of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in September 2021.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #21124
October 1, 2021
PLM



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of Lennar Homes of Texan Land and Construction, Ltd.

Property: 48.563 acres, located at 15010 US HWY 87 La Vernia, Texas 78121.

Request: zoning size restricts the development of the acreage to provide residential subdivision homes.

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 & City Council on Thursday, November 18th 2021. The meeting will begin at 5:45 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 Monday, November 15th 2021 to:

Mail: City of La Vernia
Brittani Porter
P.O. Box 225
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 re-zone for the property described as 15010 US Hwy 87 , Lot 101B, La Vernia, Texas 78121.

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

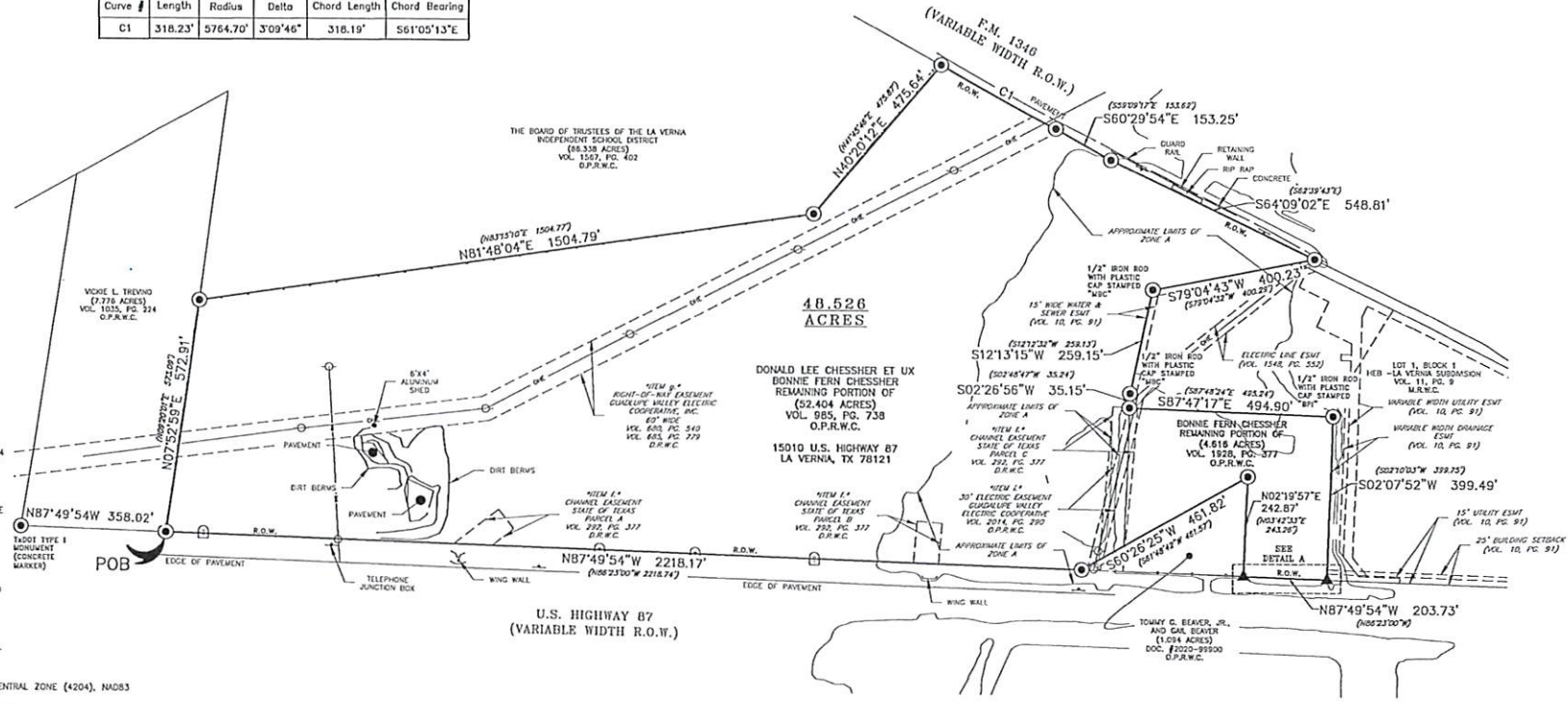
By State Law – Unsigned submission cannot be counted as official comment.

ALTA/NSPS LAND TITLE SURVEY

OF
A 48.526 ACRE TRACT OF LAND LYING IN FRANCISCO HERRERA SURVEY NO. 6, ABSTRACT NO. 15, WILSON COUNTY, TEXAS, SAID 48.526 ACRE TRACT BEING A PORTION OF A 52.404 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO DONALD LEE CHESSHER ET UX BONNIE FERN CHESSHER, DATED DECEMBER 31, 1998, AND RECORDED IN VOLUME 985, PAGE 741, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, ALSO BEING A PORTION OF A 4.616 ACRE TRACT OF LAND DESCRIBED IN A EXECUTOR'S SPECIAL WARRANTY DEED TO BONNIE FERN CHESSHER, DATED AUGUST 30, 2016, AND RECORDED IN VOLUME 1928, PAGE 377, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	318.23'	5764.70'	3°09'46"	318.19'	S61°05'13"E



- SCHEDULE B, ITEM 10:
- CHANNEL EASEMENTS TO THE STATE OF TEXAS, DATED MAY 29, 1954 AND RECORDED IN VOLUME 292, PAGE 377 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON).
 - RIGHT OF WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., DATED MAY 21, 1987 AND RECORDED IN VOLUME 680, PAGE 540 AND REVISED IN VOLUME 685, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON).
 - RIGHT OF WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., DATED DECEMBER 9, 1992 AND RECORDED IN VOLUME 820, PAGE 820 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS. (MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY).
 - RIGHT OF WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., DATED SEPTEMBER 22, 2017 AND RECORDED IN VOLUME 2014, PAGE 290 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON).

- SURVEYORS NOTES:
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011).
 - THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY OF NO. 114729-001223, EFFECTIVE DATE JULY 20, 2021, ISSUE DATE AUGUST 9, 2021.
 - A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE A PER THE FLOOD INSURANCE RATE MAP NO. 48493C0150C, EFFECTIVE DATE NOVEMBER 26, 2010. LIMITS OF ZONE A ARE APPROXIMATE AND TAKEN FROM GIS DATA PROVIDED BY FEMA. MMES DID NOT PERFORM A FLOOD STUDY.
 - THE SUBJECT TRACT ADJUTS THE PUBLIC RIGHT-OF-WAY OF U.S. HIGHWAY 87 AND F.M. HIGHWAY 1346.
 - THE SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF LA VERNA, TEXAS.
 - RECORD CALLS TAKEN FROM VOLUME 885, PAGE 738, VOLUME 1928, PAGE 377, VOLUME 11, PAGE 9, AND DOCUMENT NO. 2020-89900, DEED AND PLAT RECORDS OF WILSON COUNTY, TEXAS.
 - DISTANCES SHOWN HEREON ARE SURFACE.
 - FIELD WORK WAS COMPLETED SEPTEMBER 24, 2021.

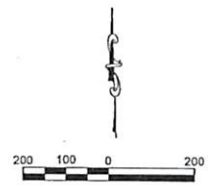
TO: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BONNIE FERN CHESSHER, AND NORTH AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 11(b), AND 13, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 24, 2021.

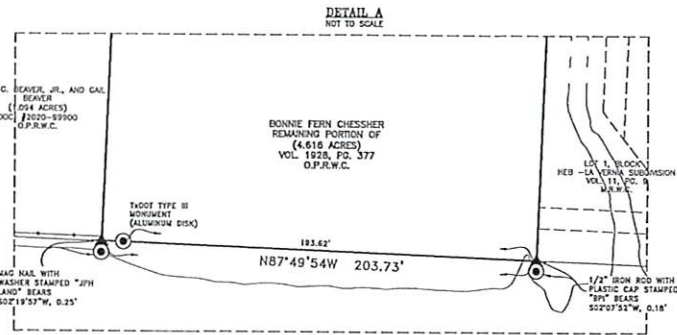
PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



DATE OF MAP: OCTOBER 1, 2021



- LEGEND
- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - — 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES POLS 6490"
 - — CUT WIRE
 - — POWER POLE
 - — TELEPHONE PEDESTAL
 - — SOD
 - — WOOD FENCE
 - — WIRE FENCE
 - — CHAIN LINK FENCE
 - — OVERHEAD ELECTRIC
 - — RIGHT-OF-WAY
 - POB — PLACE OF BEGINNING
 - ESMT — EASEMENT
 - () — RECORD INFORMATION



**Lennar Homes
C-2 to C-1**

**HEB Grocery Company LP
Property Tax Dept.
PO Box 839999
San Antonio, Texas 78283-3999**

**Melba L & Vernan F Ramzinski
3194 CR 361
Adkins, Texas 78101**

**Elizabeth Ann Cofield
528 FM 1346
La Vernia, Texas 78121-4236**

**The Board of Trustees La Vernia ISD
13600 US Hwy 87 W
La Vernia, Texas 78121**

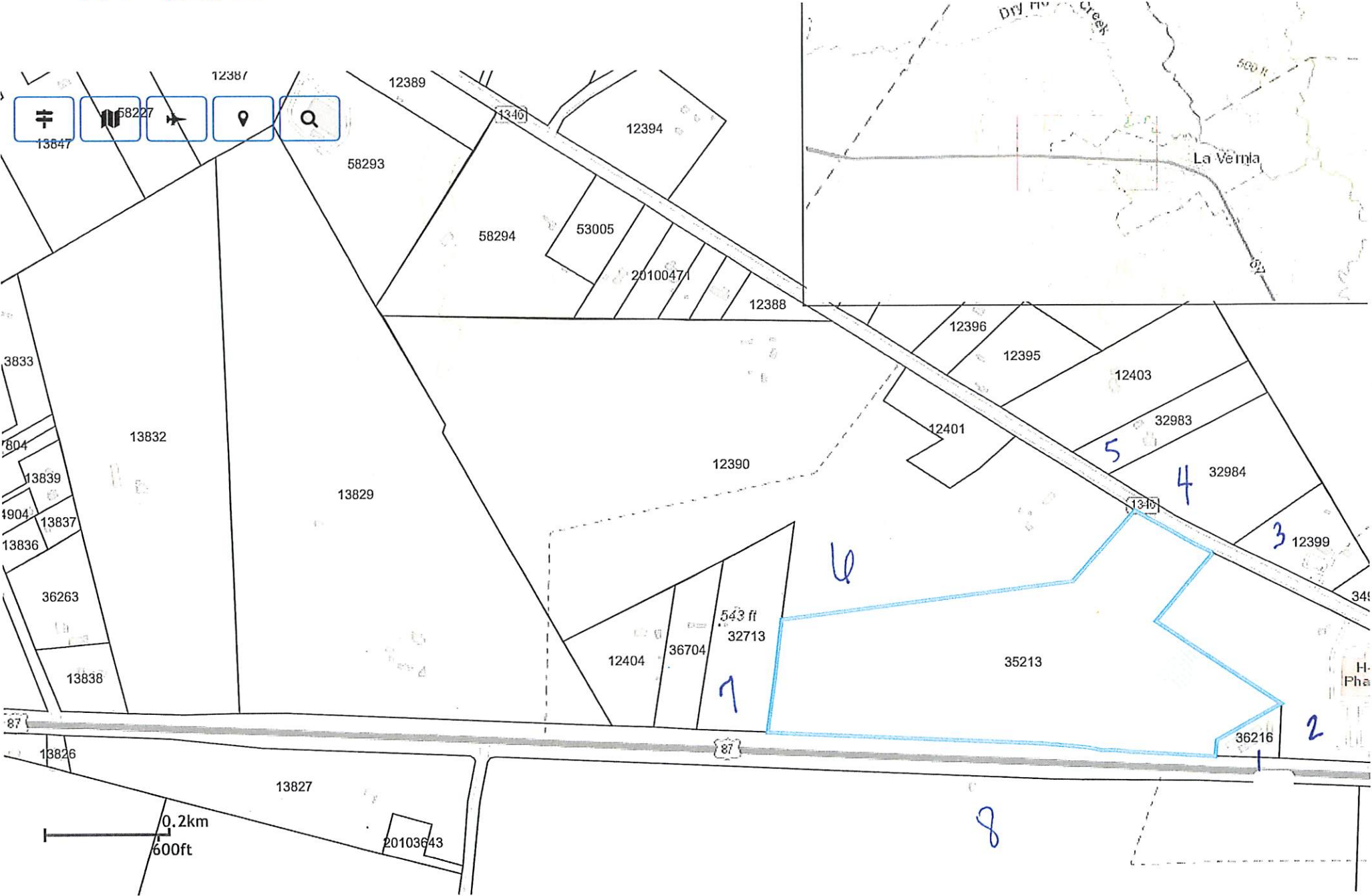
**Vicki L Trevino
15144 US Hwy 87 W
La Vernia, Texas 78121**

**FLP Development LLC
PO Box 10
La Vernia, Texas 78121**

**Tommy G Jr & Gail L Beaver
7545 Hwy 87 E
San Antonio, Texas 78263**

**Elizabeth Ann Cofield
528 FM 1346
La Vernia, Texas 78121-4236**

200' Notices



ORDINANCE NO. 111821-03

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION GENERAL RESIDENCE (R-2) TO COMMERCIAL RETAIL (C-1) 100 MICAH PT RD., LOT 2L, SEC 2, 0.276 ACRES, CITY OF LA VERNIA, LA VERNIA, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as General Residence District; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to Commercial Retail (C-1) and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning on affected properties and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of affected properties will not adversely affect the character of the area of the neighborhood in which it is proposed to locate; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. That Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from present classification of General Residence (R-2) to Commercial Retail (C-1) for the following property:

1. 0.276 acres more or less, Lot 2L, SEC 2, City of La Vernia, La Vernia, Texas 78121;

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 18th DAY OF NOVEMBER, 2021.

Robert Gregory, Mayor
City of La Vernia

ATTEST:

Brittani Porter, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office

Date Received _____
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 Texarcade Solutions, LLC

Mailing Address 166 Big Oak Dr

Telephone 2104008700 Fax _____ Mobile 2104008700 Email zdeptawa@gmail.com

Property Address/Location 100 Micah Point Rd La Vernia, Tx 78121

Legal Description
Name of Subdivision MICAH POINT, LOT 2L, SEC 2, ACRES 0.276

Lot(s) Lot 2L Block(s) Sec 2 Acreage 0.276

Existing Use of Property Vacant Land

Proposed Use of Property (attach additional or supporting information if necessary) Commercial Bldg

Zoning Change Request: Current Zoning R2 Proposed Zoning C2

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) _____

Potential buyer wants it for a variety of commercial purposes. Would like to build an aesthetically pleasing multi-use commercial building for THE SHED, LLC storage and baked goods and equipment.

Attachments:

- PLAT Accurate metes and bounds description of the subject property (or other suitable legal description)
- PLAT 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.
- PLAT 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:

Zachary Deptawa
Signature of Owner(s)/Agent

dotloop verified
10/13/21 5:00 PM CDT
TE2B-BMYC-LPCQ-WINK

10/13/2021
Date

Date of Publication <u>10-28-21</u>	For Office Use Only	Date of P&Z Public Hearing <u>11-18-21</u>
Date of 200 Ft Notices <u>10-28-21</u>		Date of Council Public Hearing <u>11-18-21</u>
Ordinance No. <u>111821-02</u>		Approved _____ Denied _____

CK # 1089



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of Texarcade Solutions, LLC.

Property: 0.276, located at 100 Micah Point Rd., La Vernia, Texas 78121.

Request: potential buyers want it for a variety of commercial purposes. Would like to build an aesthetically pleasing multi-use commercial building for The Shed, LLC storage and baked goods and equipment.

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 & City Council on Thursday, November 18th 2021. The meeting will begin at 5:45 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 Monday, November 15th 2021 to:

Mail: City of La Vernia
Brittani Porter
P.O. Box 225
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 re-zone for the property described as 100 Micah Point Rd , Lot 2L, Sec 2, La Vernia, Texas 78121.

Name: _____

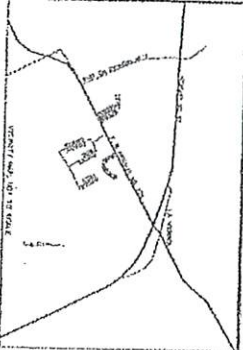
Address: _____

Signature: _____

Date: _____

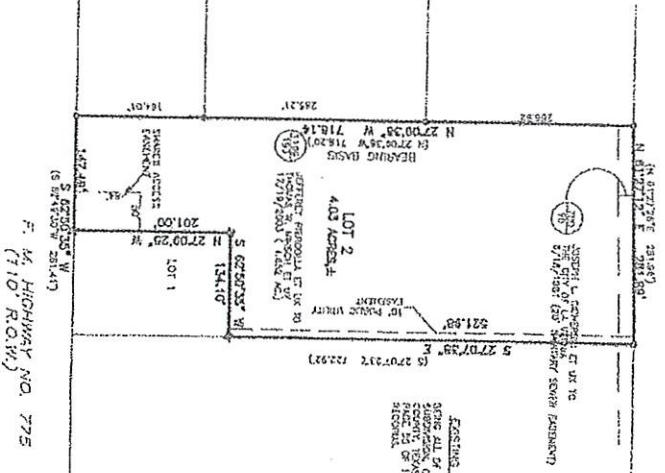
Comments: _____

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

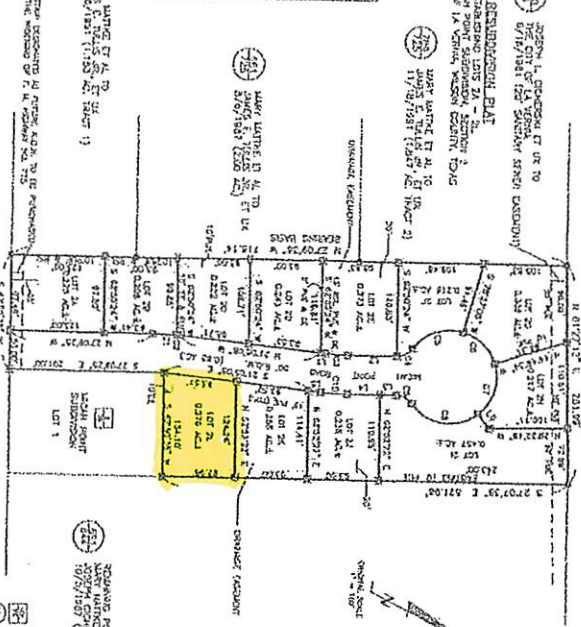
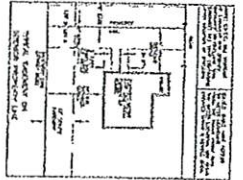


CHANGES/NOTES

1. FINISH LOCATIONS
2. REFERENCE DIMENSIONS AND ANGLES IN PARAGRAPHS ARE FROM RECORD INSTRUMENTS.
3. ACCORDING TO COUNTY FIELD FINAL RECORD INSTRUMENT DATA NO. 448528 CORRECTION NO. 1040 THE BEARING BASIS BEARING IS 115°54'00" N 270°23'29" W DISTANCE 716.20 FEET.
4. POINT A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



F. M. HIGHWAY NO. 775
(710' R.O.W.)



F. M. HIGHWAY NO. 775
(710' R.O.W.)

THE OWNER OF THE LAND SHOWN ON THIS PLAN HAS CAUSED A SURVEY TO BE MADE FOR THE PURPOSE OF DIVIDING THE SAME INTO LOTS AND TRACTS AND HAS CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDLAND, TEXAS, IN BOOK NO. 448528 OF RECORDS AND INSTRUMENTS.

THESE LOTS AND TRACTS ARE BEING OFFERED TO THE PUBLIC AND THE BIDDING THEREON WILL BE OPEN TO ALL PERSONS.

THE OFFICIAL OF THE COUNTY OF MIDLAND, TEXAS, IN CHARGE OF THE PUBLIC RECORDS HAS CAUSED THIS PLAN TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDLAND, TEXAS, IN BOOK NO. 448528 OF RECORDS AND INSTRUMENTS.

DATE OF RECORDING IN PUBLIC RECORDS: _____

BY: _____

COMMISSIONER OF PUBLIC LANDS AND GAME COMMISSION

MIDLAND COUNTY, TEXAS

BY: _____

SECTION

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, the undersigned authority, on this day personally appeared _____ a known citizen of the State of Texas, who acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ DAY OF _____ 20__.

NOTARY PUBLIC

ENGINEERS SURVEYORS

1115 HIGHWAY 86 EAST
P.O. BOX 1433
(A12) WRENCH, TEXAS 76786

REPORT OF LOT 2, NICHOL
FROM DIMENSION, SECTIONING
LOTS 21-23, MICHOL POINT
SUBDIVISION, SECTION 2,
CITY OF LA PERRINA,
MIDLAND COUNTY, TEXAS

LINE	COM-BEARING	DISTANCE
1	N 101°30'00" E	112.00'
2	S 88°30'00" W	112.00'
3	N 101°30'00" E	112.00'
4	S 88°30'00" W	112.00'
5	N 101°30'00" E	112.00'
6	S 88°30'00" W	112.00'
7	N 101°30'00" E	112.00'
8	S 88°30'00" W	112.00'
9	N 101°30'00" E	112.00'
10	S 88°30'00" W	112.00'

BEARING	COM-BEARING	DISTANCE
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'
N 101°30'00" E	112.00'	112.00'
S 88°30'00" W	112.00'	112.00'

NOTICE: THIS PLAN IS SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS OF THE COMMISSIONER OF PUBLIC LANDS AND GAME COMMISSION, MIDLAND COUNTY, TEXAS.

THIS PLAN IS BEING OFFERED TO THE PUBLIC AND THE BIDDING THEREON WILL BE OPEN TO ALL PERSONS.

THE OFFICIAL OF THE COUNTY OF MIDLAND, TEXAS, IN CHARGE OF THE PUBLIC RECORDS HAS CAUSED THIS PLAN TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDLAND, TEXAS, IN BOOK NO. 448528 OF RECORDS AND INSTRUMENTS.

DATE OF RECORDING IN PUBLIC RECORDS: _____

BY: _____

COMMISSIONER OF PUBLIC LANDS AND GAME COMMISSION

MIDLAND COUNTY, TEXAS

BY: _____

SECTION

Texarcade Solutions
R-2 to C-1

Best Waste Systems Inc.
105 Legacy Ranch Dr.
La Vernia, Texas 78121

The Board of Trustees LV ISD
13600 US Hwy 87 W
La Vernia, Texas 78121

Smartchoice Builders LLC
702 Richland Hill Dr. #760248
San Antonio, Texas 78245

Smartchoice Builders LLC
702 Richland Hill Dr. #760248
San Antonio, Texas 78245

Smartchoice Builders LLC
702 Richland Hill Dr. #760248
San Antonio, Texas 78245

SHOW LLC
274 Riverview Rd
McQueeney, Texas 78123

SHOW LLC
274 Riverview Rd
McQueeney, Texas 78123

McBee Micah Pt 2C Prop. LLC
10274 FM 775
La Vernia, Texas 78121

Arobinett LLC
603 Oak Haven
Seguin, Texas 78155

TR PAPE LLC
603 Oak Haven
Seguin, Texas 78155

HLJTM Properties LLC
10274 FM 775
La Vernia, Texas 78121



City Council Meeting Agenda Item

Meeting Date: 11-18-2021

Presentation

Discussion

Discussion/Action

Ordinance

Resolution

Other: _____

AGENDA ITEM:

~~Awarding contract on Street Projects~~ *Garbage Rates*

DISCUSSION:

CPI increase to Garbage Fees. The CPI for this year was calculated to 5.39%, their recommendation is 5% due to the contract. Reference Section 10A Rate Adjustment – CPI-U Adjustment (See Attached)

BUDGET IMPACT:

This will be a 5% increase to all garbage rates

STAFF RECOMMENDATION:

Approve Ordinance per contract

Attachments

- Section 10A of contract
- Ordinance 111821-03
- Letter of increase

Rental Fee	\$ 5.00 per day
Haul Fee – 20 yard	\$515.00
Haul Fee – 30 yard	\$545.00
Haul Fee – 40 yard	\$575.00
Haul Fee – Receiver Box	\$575.00
Disposal Fee	\$ 35.00 per ton

The Service Provider will negotiate agreements with each Commercial, Industrial, and Multi-Family Residential Unit on an individual basis regarding Roll-Off Services to be provided. The Roll-Off Services will be billed directly to such Commercial, Industrial, or Multi-Family Residential Unit and will be collected by the Service Provider. The Roll-Offs provided pursuant to this Section 9.C. must be located within the City in accordance with City ordinances and policies. The above rates do not include franchise fees or taxes.

D. Bulky Items. For Services provided to Single-Family Residential Units pursuant to Section 7.A., the Service Provider shall charge (1) monthly collection rate of \$1.00 per month, (2) trip charge for late set out or call back of \$185.00 per trip, and (3) excess volume of \$5.00 per cubic yard. Services not provided for in Section 7.A., such as White Goods, Construction and Demolition Waste, property clean up or land clearing, will be negotiated separately and will incur a minimum fee of \$50.00 per item.

SECTION 10. RATE ADJUSTMENT.

A. CPI-U Adjustment. On each anniversary date of this Agreement, the Service Provider shall have the right, in its sole discretion and upon giving prior notice to the City, to increase or decrease the rates set forth in Section 9 hereof (the “Initial Rates”) in accordance with the CPI-U. The rates for all services shall escalate at a rate equal to the rise of the Consumer Price Index (“CPI-U”) for All Urban Consumers, US City Average, All Items, 1982-84=100, as prepared by the United States Department of Labor, Bureau of Labor Statistics (“BLS”), or its successor, for the most recent twelve (12) month period for which such index is available. The annual increases shall be applied on each anniversary date of this Agreement and shall never cause the rates to increase by more than five percent (5%) in any twelve (12) month period during the Term of the Agreement.

B. Operating Cost Adjustment. In addition to the rate adjustments provided for in Section 10.A., at any time during the term of this Agreement, the Service Provider may petition the City for additional rate and price adjustments at reasonable times on the basis of material or unusual

ORDINANCE NO. 111821-04

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS, AMENDING ORDINANCE NO. 122419-01; PROVIDING FOR AN INCREASE IN SOLID WASTE COLLECTION AND DISPOSAL FEES FOR RESIDENTIAL, HOUSEHOLD, COMMERCIAL AND INDUSTRIAL REFUSE BASED ON THE 5.00 % CPI –U ADJUSTMENT WITH WASTE CONNECTIONS, INC; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia hereby finds and determines that all collection, conveyance, transportation and disposal of residential, household, commercial and industrial refuse and solid wastes within the city limits of La Vernia should be franchised by the City to an exclusive provider.

WHEREAS, the La Vernia City Council entered into an Exclusive Franchise Agreement by and between Waste connections, Inc., formally known as Progressive Water Solutions of TX, Inc. and the City of La Vernia beginning November 1, 2019 and concluding October 31, 2024; and

WHEREAS, the La Vernia City Council agreed to CPI price adjustments, per criteria outlined on page 13 in section 10, rate adjustment of original agreement, dated November 1, 2019.

WHEREAS, the Agreement established rates for collection of solid waste for Single Family Residential Units, Handicapped Residential Units, Commercial, Multifamily, and Multifamily Residential Unit Collections, Special Collections and Services; and Construction and Demolition Waste; and

WHEREAS, the rates charged to residential and commercial customers for Solid Waste Disposal fees are adjusted annually by the Consumer Price Index for all Urban Consumers (CPI-U); and

WHEREAS, Waste Connections, Inc. requested rate increase to include recycling for residential and commercial handheld customers, to take effect on January 1, 2022; and

WHEREAS, any increase in rates must be approved by City Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LA VERNIA, TEXAS, THAT:

I.

SOLID WASTE COLLECTION AND DISPOSAL RATES AND CHARGES

The following rates shall apply for solid waste handling services within the City of La Vernia. Effective January 1, 2022.

Single Family Residential:

For the Services provided to Single-Family Residential Units under Section 4 hereof, the Service Provider shall charge (i)(A) \$16.30 per month for each Single-Family Residential Unit utilizing one (1) Roll-Out and one (1) Recycling Container, or (B) \$14.03 per month for each Single-Family Residential Unit receiving the senior citizen rate (head of the household is 65 years of age or older),

plus (ii) \$8.58 per month for each additional Roll-Out utilized by such Single-Family Residential Unit, plus (iii) \$3.79 per month for each additional Recycling Container utilized by such Single Family Residential Unit. These rates apply to Single-Family Residential Units that are located within the City's corporate limits and billed by the City for water and sewer services."

Commercial:

<u>Container Size</u>	<u>One Collection Per Week</u>	<u>Two Collections Per Week</u>	<u>Three Collections Per Week</u>
One (1) Roll-Out	\$20.19*	N/A	
Two (2) Roll-Outs	\$27.84*	N/A	
Three (3) Roll-Outs	\$36.95*		
2 Cubic Yards	\$69.95	\$139.85	
3 Cubic Yards	\$85.10	\$166.29	
4 Cubic Yards	\$96.33	\$173.46	
6 Cubic Yards	\$111.51	\$228.29	\$402.83
8 Cubic Yards	\$143.84	\$267.88	\$478.37
10 Cubic Yards	\$171.55	\$316.70	\$565.54
Extra Pickups	\$ 88.19	\$146.97	\$293.95
Lock Bars	\$ 17.53		
Casters	\$ 17.53		

*Recycling is included in commercial handheld customers.

Roll-Off Services.

“Delivery Fee: \$173.25 per Roll-Off
 Rental Fee: \$5.78, per Roll-Off, per day
 Disposal Fee: \$40.43 per ton

Haul Fees:

20 Yard Roll-Off \$594.83 per haul
 30 Yard Roll-Off \$629.48 per haul
 40 Yard Roll-Off \$664.13 per haul

Extra Roll-Offs

Delivery/Exchange Fee: \$173.25 per Roll-Off delivery or exchange
 Rental Fee: \$5.78 per Roll-Off, per day
 Disposal Fee: \$40.43 per ton

Haul Fees:

20 Yard Roll-Off \$594.83 per haul
 30 Yard Roll-Off \$629.48 per haul
 40 Yard Roll-Off \$664.13 per haul

**II.
 CUMULATIVE**

This Ordinance shall be cumulative of all provisions of ordinances of the City of La Vernia, Texas, except where the provisions of the Ordinance are in direct conflict with the provisions of

such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Any and all previous versions of this Ordinance to the extent that they are in conflict herewith are repealed.

**III.
SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**IV.
EFFECTIVE DATE**

This Ordinance shall become effective immediately upon its passage, approval and publication as provided by law.

PASSED AND ADOPTED this 18th day of November 2021.

Robert Gregory, Mayor
City of La Vernia

ATTEST:

Brittani Porter, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney
City of La Vernia

	Waste Connections		La Vernia Information		
	Current	New Rates	New Rate	Current	Difference
Regular Resident Trash	\$ 14.11	\$ 14.82	\$ 16.30	\$ 15.35	\$ 0.95
Senior Residential	\$ 13.36	\$ 14.03	\$ 14.03	\$ 13.72	\$ 0.31
Resident Recycle	\$ 3.79	\$ 3.98	\$ 4.38	\$ 3.42	\$ 0.96
Commerical Totes					
1 Cart	\$ 17.48	\$ 18.35	\$ 20.19		\$ 20.19
2 Carts	\$ 24.10	\$ 25.31	\$ 27.84		\$ 27.84
3 Carts	\$ 31.99	\$ 33.59	\$ 36.95		\$ 36.95

Frontload Current	WASTE CONNECTION		
	Current Rates		
	Lifts per week		
Cont Size	1	2	3
2	\$ 60.56	\$ 121.09	
3	\$ 73.68	\$ 143.97	
4	\$ 83.40	\$ 150.18	
6	\$ 96.54	\$ 197.66	\$ 348.77
8	\$ 124.53	\$ 231.96	\$ 414.17
10	\$ 148.52	\$ 274.20	\$ 489.65
Extra Pickups	\$ 76.35	\$ 127.25	\$ 254.50
Lock Bars	\$ 15.18		
Casters	\$ 15.18		
Frontload Current	New Rates		
	Lifts per week		
Cont Size	1	2	3
2	\$ 63.59	\$ 127.14	
3	\$ 77.37	\$ 151.17	
4	\$ 87.57	\$ 157.69	
6	\$ 101.37	\$ 207.54	\$ 366.21
8	\$ 130.76	\$ 243.53	\$ 434.88
10	\$ 155.95	\$ 287.91	\$ 514.13
Extra Pickups	\$ 80.17	\$ 133.61	\$ 267.23
Lock Bars	\$ 15.94		
Casters	\$ 15.94		

Frontload Current	CITY OF LA VERNIA		
	Current Rates		
	Lifts per week		
Cont Size	1	2	3
2	\$ 65.84	\$ 131.65	
3	\$ 80.10	\$ 156.51	
4	\$ 90.67	\$ 165.20	
6	\$ 104.95	\$ 214.89	\$ 383.64
8	\$ 135.39	\$ 252.15	\$ 450.27
10	\$ 161.47	\$ 298.10	\$ 532.33
Extra Pickups	\$ 48.84	\$ 97.68	\$ 146.52
Lock Bars	\$ 16.50		
Casters	\$ 16.50		
Frontload Current	New Rates		
	Lifts per week		
Cont Size	1	2	3
2	\$ 69.95	\$ 139.85	
3	\$ 85.10	\$ 166.29	
4	\$ 96.33	\$ 173.46	
6	\$ 111.51	\$ 228.29	\$ 402.83
8	\$ 143.84	\$ 267.88	\$ 478.37
10	\$ 171.55	\$ 316.70	\$ 565.54
Extra Pickups	\$ 88.19	\$ 146.97	\$ 293.95
Lock Bars	\$ 17.53		
Casters	\$ 17.53		

		CITY OF LA VERNIA			
Frontload Current		Difference on increase			
		Lifts per week			
Cont Size		1	2	3	
2	\$	4.11	\$ 8.20		
3	\$	5.00	\$ 9.78		
4	\$	5.66	\$ 8.26		
6	\$	6.56	\$ 13.40	\$	19.19
8	\$	8.45	\$ 15.73	\$	28.10
10	\$	10.08	\$ 18.60	\$	33.21
Extra Pickups	\$	39.35	\$ 49.29	\$	147.43
Lock Bars	\$	1.03			
Casters	\$	1.03			

Roll Off	Waste Connection			
	Current			
Cont Size	Haul	Disp Per Ton	Del Charge	Rent fee/day
20	\$ 515.00	\$ 35.00	\$ 150.00	\$ 5.00
30	\$ 545.00	\$ 35.00	\$ 150.00	\$ 5.00
40	\$ 575.00	\$ 35.00	\$ 150.00	\$ 5.00
Receiver Box	\$ 575.00	\$ 35.00	\$ 150.00	\$ 5.00

Roll Off	La Vernia				
	New Rates				
Cont Size	Haul	Disp Per Ton	Del Charge	Rent fee/day	
20	\$ 594.83	\$ 40.43	\$ 173.25	\$ 5.78	
30	\$ 629.48	\$ 40.43	\$ 173.25	\$ 5.78	
40	\$ 664.13	\$ 40.43	\$ 173.25	\$ 5.78	
Receiver Box	\$ 664.13	\$ 40.43	\$ 173.25	\$ 5.78	

Roll Off	Waste Connection			
	New Rates			
Cont Size	Haul	Disp Per Ton	Del Charge	rental fees/day
20	\$ 540.75	\$ 36.75	\$ 157.50	\$ 5.25
30	\$ 572.25	\$ 36.75	\$ 157.50	\$ 5.25
40	\$ 603.75	\$ 36.75	\$ 157.50	\$ 5.25
Receiver Box	\$ 603.75	\$ 36.75	\$ 157.50	\$ 5.25

Roll Off	La Vernia				
	Current Rates				
Cont Size	Haul	Disp Per Ton	Del Charge	rental fees/day	
20	\$ 372.63	\$ 38.50	\$ 165.00	\$ 5.50	
30	\$ 440.96	\$ 38.50	\$ 165.00	\$ 5.50	
40	\$ 503.11	\$ 38.50	\$ 165.00	\$ 5.50	
Receiver Box	\$ 632.50	\$ 38.50	\$ 165.00	\$ 5.50	

Roll Off	La Vernia				
	Increase Difference				
Cont Size	Haul	Disp Per Ton	Del Charge	rental fees/day	
20	\$ 222.20	\$ 1.93	\$ 8.25	\$ 0.28	
30	\$ 188.52	\$ 1.93	\$ 8.25	\$ 0.28	
40	\$ 161.02	\$ 1.93	\$ 8.25	\$ 0.28	
Receiver Box	\$ 31.63	\$ 1.93	\$ 8.25	\$ 0.28	



WASTE CONNECTIONS

October 27, 2021

Mr. Robert Gregory
Mayor
City of La Vernia
102 E. Chihuahua
La Vernia, Texas 78121

Mr. Gregory:

Waste Connections Lone Star, Inc., in conformance with the requirements of our Solid Waste Services Contract, hereby conveys the rate adjustment document that will become effective on November 1, 2021.

The adjustment is based on the year-over-year percentage change in the Consumer Price Index for All Urban Consumers, US City Average, All Items. The pertinent data sources are attached to this letter and summarized below.

Consumer Price Index

September 2021 – 274.310

September 2020 – 260.280

% Change – 5.39%

Per the 5% maximum increase allowed by the Contract, the rate change will be capped at 5.00%. The 5.00% upward adjustment will take effect on November 1, 2021.

If you have any questions or comments regarding this matter please let me know.

Respectfully,

Alex Cantu
District Controller
Waste Connections
Seguin, Texas



WASTE CONNECTIONS

*Jan
Dee*

Commercial Frontload			
Cont size	Lifts per week/# cans		
	1	2	3
2.00	\$ 60.56	\$ 121.09	N/A
3.00	\$ 73.68	\$ 143.97	N/A
4.00	\$ 83.40	\$ 150.18	N/A
6.00	\$ 96.54	\$ 197.66	\$ 348.77
8.00	\$124.53	\$ 231.93	\$ 414.17
10.00	\$148.52	\$ 274.20	\$ 489.65
Extra pickups	\$ 76.35	\$ 127.25	\$ 254.50
Lock Bars	\$ 15.18		
Casters	\$ 15.18		

New Rates after Increase			
Cont size	Lifts per week/# cans		
	1	2	3
2.00	\$ 63.59	\$ 127.14	\$ -
3.00	\$ 77.36	\$ 151.17	\$ -
4.00	\$ 87.57	\$ 157.69	\$ -
6.00	\$101.37	\$ 207.54	\$ 366.21
8.00	\$130.76	\$ 243.53	\$ 434.88
10.00	\$155.95	\$ 287.91	\$ 514.13
Extra Pickups	\$ 80.17	\$ 133.61	\$ 267.23
Lock Bars	\$ 15.94		
Casters	\$ 15.94		

Roll Off						
Current						
Cont size	Haul	Disp per Ton	Delivery Charge	Rental fees/day	Receiver Box	
30.00	\$545.00	\$ 35.00	\$ 150.00	\$ 5.00		
40.00	\$575.00	\$ 35.00	\$ 150.00	\$ 5.00		
Receiver Box	\$575.00	\$ 35.00	\$ 150.00	\$ 5.00		
New Rates after Increase						
Cont size	Haul	Disp per Ton	Delivery Charge	Rental fees/day	Receiver Box	
20.00	\$540.75	\$ 36.75	\$ 157.50	\$ 5.25		
30.00	\$572.25	\$ 36.75	\$ 157.50	\$ 5.25		
40.00	\$603.75	\$ 36.75	\$ 157.50	\$ 5.25		
Receiver Box	\$603.75	\$ 36.75	\$ 157.50	\$ 5.25		



WASTE CONNECTIONS

CPI for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0,CUUS0000SA0
 Not Seasonally Adjusted
 Series Title: All items in U.S. city average, all urban consumers, not seasonally adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100

Download: [Excel](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.230	225.672	223.595	226.260
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601	228.850	230.838
2013	230.280	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049	232.366	233.048
2014	233.916	234.781	236.293	237.072	237.900	238.343	238.250	237.852	238.031	237.433	236.151	234.812	236.384	237.088
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525	236.265	237.709
2016	236.916	237.111	238.132	239.261	240.229	241.018	240.628	240.849	241.428	241.729	241.353	241.432	238.778	241.297
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	244.076	246.168
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	250.089	252.125
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974	254.412	256.208
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.280	260.388	260.229	260.474	257.557	260.000
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.310				266.236	

Sept YoY change 14.030
 % change 5.39%

Max Increase per contract 5.00%

Residential

Current Rates

Regular Resi Trash	\$ 14.11
Senior Resi Trash	\$ 13.36
Resi Recycle	\$ 3.79

New Rates

\$ 14.82
\$ 14.03
\$ 3.98

Commercial Toters

Current Rates

1 Cart	\$ 17.48
2 Carts	\$ 24.10
3 Carts	\$ 31.99

New Rates

\$ 18.35
\$ 25.31
\$ 33.59