



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

**102 E. Chihuahua St.  
La Vernia, Texas 78121**

Notice is hereby given that a Regular Meeting of the governing body of the La Vernia Zoning Board of Adjustment will be held on **Thursday, January 12, 2017 at 5:30 P.M.** in the Council Chambers of City Hall, La Vernia, Texas, at which time the following subjects will be discussed, to wit:

- 1. Call to Order and Declare a Quorum.**
- 2. Consent Agenda**
  - A. Minutes from November 10, 2016 Regular Zoning Board of Adjustments Meeting
- 3. Discuss and consider action on a variance request from 409 Bear Gardens requesting variances for the following:**
  - Section 38-208 - waiving the ten (10') setback requirement from the main structure
  - Section 38-404 d. a) – waiving the 85 % masonry standards required for a building or structures located in the Single Family Residential R-1 zoning district
  - a. Applicant Presentation
  - b. Staff Presentation
  - c. Comments by Proponents and Opponents
  - d. Applicant Rebuttal
  - e. Question and comments by Board Members
- 4. Deliberation and Board Determination on the following:**
  - Section 38-208 - waiving the ten (10') setback requirement from the main structure
  - Section 38-404 d. a) – the exterior shall have 85% masonry of each wall of the building and on each story or floor of every building;
- 5. Discuss and consider action on a variance request from 120 Country Gardens requesting a variance for the following:**
  - Section 38-404 d. a) – waiving the 85 % masonry standards required for a building or structures located in the Single Family Residential R-1 zoning district
  - a. Applicant Presentation
  - b. Staff Presentation
  - c. Comments by Proponents and Opponents
  - d. Applicant Rebuttal
  - e. Question and comments by Board Members
- 6. Deliberation and Board Determination on the following:**
  - Section 38-404 d. a) – the exterior shall have 85% masonry of each wall of the building and on each story or floor of every building;
- 7. Adjournment.**

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above

named La Vernia Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **January 9, 2017 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this 9<sup>th</sup> day of January, 2017.



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Brittani Porter, City Secretary