



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

102 E. Chihuahua St.
Council Chambers
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, October 20th, 2022 at 6:15 P.M.** in the Council Chambers of City Hall, La Vernia, Texas, at which time the following subjects will be discussed, to wit:

- 1. Call to Order and Declare a Quorum.**
- 2. Invocation and Pledge of Allegiance.**
- 3. 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 board action may take place and no board discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the board chairman may extend this time at the chairman's discretion.)
- 4. Hold a Public Hearing on a variance request from 102 San Antonio Rd (The Shed,) Katie and Chase Vincent, requesting a variance from Code of Ordinances, Chapter 26, Section 26- 110-111. for the following:**

Sec. 26-110. - Permitting regulations. And Sec. 26-111. - Prohibited sign types. -Request to Increase the current code allotment of *A maximum of two poster-size enclosure signs may be permitted on a single commercial building to 16* and waive the current code requirement that *Signs displayed for a fee or other form of consideration are not permitted*
 - a. Open Public Hearing
 - b. Applicant Presentation
 - c. Staff Presentation
 - d. Receive Public Comments Proponents and Opponents
 - e. Applicant Rebuttal
 - f. Close Public Hearing
- 5. Discuss and consider action on a variance request from 102 San Antonio Rd (The Shed,) Katie and Chase Vincent, requesting a variance from Code of Ordinances, Chapter 26, Section 26- 110-111.**
- 6. Adjourn.**

The Zoning Board of Adjustment reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §§ 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 14th, 2022 at 4:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Lindsey Wheeler

Lindsey Wheeler,
City Secretary, La Vernia



La Vernia, Texas *A Community Living, Learning, and Working Together*

Zoning Board of Adjustments Meeting

10-20-22 - 6:15 pm

To: *City of La Vernia ZBOA*

Prepared by: *Lindsey Wheeler, City Secretary, and Katie Vincent, The Shed Owner*

Case: *Sign Variance Application*

Subject: *Hold a public Hearing to consider and act upon a request for a sign variance*

General Information:

Owner: *Chase and Katie Vincent*

Applicant: *Chase and Katie Vincent*

Request: *Sec. 26-110. - Permitting regulations. And Sec. 26-111. - Prohibited sign types. – Request to Increase the current code allotment of A maximum of two poster-size enclosure signs may be permitted on a single commercial building to 16 and waive the current code requirement that Signs displayed for a fee or other form of consideration are not permitted*

Application: *Received on 10-13-22*

Attachments: *Application for variance, letter explaining intentions, images*



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: 10-13-22

Permit/Receipt No.: _____

Fee Paid: _____

Subdivision Name & Project Name : The Shed

Survey Name: City of La Vernia Abstract #: 271056
of Lots: 2 (lot 31 & 32) # of Total Acres (rounded to the nearest tenth): .30

Type of Sign: Poster outside on fence (2'x3')

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

Applicant Name: Katie Vincent & Chase Vincent

Company: The Shed

Address: 102 San Antonio Road

City, State, Zip: La Vernia TX 78121

Phone #: 337-313-8225 Alternate #: _____

Email Address: theshedcoffee@gmail.com

Please Check is information is same as above

Current Property Owner: _____

Address: _____

City, State, Zip: _____

Phone #: _____ Alternate #: _____

Email Address: _____

Owners Signature: Katie Vincent

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

- 1. Maximum of two poster-size signs
- 2. Signs displayed for a fee

Items Required at Time of Submittal:



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: _____

Permit/Receipt No.: _____

Fee Paid: _____

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

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

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

Signature of Petitioner

Katie Vincent

Property Owner(s) of Record or Authorized Agent

Printed Name of Petitioner

Katie Vincent

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

Please check one:

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

Note to Applicant:

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

September 26, 2022

I'm writing this letter to request a variance to your current signage ordinance within the City of La Vernia. The Shed is seeking your approval to hang signs on our wooden fence at our property located at 102 San Antonio Road. We currently have over fifteen small local businesses requesting to advertise. We feel by allowing this we are supporting the city of La Vernia while also creating a great sense of community and providing an opportunity to support and promote success for our local businesses fighting during this tough economic time.

All signs are professionally designed and printed by Stacy Kanak a local advertising designer and will be no larger than 2' by 3' in size. The signs will be made of a chloroplast material and hung inside of a custom-made wooden frame. The signs would be hung on the back and side fence which would not impact drivers on hwy 87. It would be visible to our customers who are sitting in line on our property.

Your current sign ordinance reads *a maximum of two poster-size enclosure signs*. We are requesting a variance to allow (16) 2' by 3' signs.

Lastly, we are requesting a variance to your code which states, *signs displayed for a fee or other form of consideration*. If you would kindly allow this variance, we would be in agreeance to charge a yearly advertising fee and in return donate 100% of proceeds to local nonprofits in La Vernia. This would help The Shed to give more to the schools, churches and programs that reach out to us weekly for support and monetary donations.

We appreciate your consideration,

A handwritten signature in black ink, appearing to read 'Chase Vincent', with a large, stylized flourish at the end.

Chase Vincent

Owner, The Shed



