



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

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

IN PERSON & VIDEO CONFERENCE

Please join using this link:

<https://v.ringcentral.com/join/537254623>

Meeting ID: 537254623

Or dial:

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

Access Code / Meeting ID: 537254623

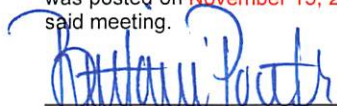
A recording of the conference will be made and will be available to the public in accordance with the Open Meetings Act.

Notice is hereby given that a Regular Meeting of the governing body of the La Vernia Zoning Board of Adjustment will be held on **Thursday, November 18th, 2021 at 5:30 P.M.** in the Council Chambers of City Hall, La Vernia, Texas, at which time the following subjects will be discussed, to wit:

1. Call to Order and Declare a Quorum.
2. Invocation and Pledge of Allegiance
3. Discuss and consider action on a variance request from 14138/14114 US Hwy 87 W. (Texan Property Stores LLC) requesting a variance from Code of Ordinances, Chapter 38, Article IV, Section 38, 403 for the following:
 - Section 38-403 Landscape Standards e & h 2-3– requesting a reduction in overall landscape area of less than 15% and reduction of buffer widths of less than 10-ft. along 'R1, 'RA', & 'MH' zoned properties as well as adjacent street right-of-way (Hwy 87)
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Comments by Proponents and Opponents
 - d. Applicant Rebuttal
 - e. Question and comments by Board Members
4. Deliberation and Board Determination on the following:
 - A. Discussion and possible action to approve a variance from the requested reduction in overall landscape area of less than 15% and reduction of buffer widths.
5. Adjournment.

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 15, 2021 at 5:00 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Brittani Porter, City Secretary