



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
July 08, 2025
6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)
4. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
A. Minutes from the 05/06/2025 Planning and Zoning meeting
5. **Public Hearing**
A. Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development
 - A.1 Open Public Hearing
 - A.2 Requester Presentation
 - A.3 Staff Presentation
 - A.4 Receive Public Comments
 - A.5 Close Public Hearing
 - A.6 Discuss and consider a recommendation to the City Council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development
6. **Items Specific to Future Line Items on the Agenda**
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 Planning & Zoning Commission 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 Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request 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 mfarrow@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 Planning and Zoning Commission 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 La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **Month DD, 20YY at H:MM PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



PLANNING & ZONING COMMISSION MEETING

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

May 06, 2025

6:30 PM

MINUTES

1. Call to Order

Wayne Robbins called the meeting to order at 6:30 PM.

Kyle Real, Marlin Tanneberger, and Kevin Hyland were present, Chris Jacobs was absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Wayne Robbins lead the prayer and Pledge.

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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

There were no Citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)

A. Minutes from the 10/08/2024 Planning and Zoning meeting

Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Kyle Real, all in favor.

5. Public Hearing

A. Public hearing regarding the request for a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel as described in the attachment

A.1 Open Public Hearing

A.2 Requestor presentation

A.3 Staff presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 050825-01 the SUP for La Vernia One LLC

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor presentation

Pat Gardner gave a presentation. He proposed his site plan for behind Sonic, next to the quick lube with 2 drive-thrus.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor to approve the 2 drive-thrus. City Secretary Madison Farrow read the 2 responses received from the notice of public hearing within the 200 ft of the request, 1 response was in favor and one response was opposed.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @6:39PM

A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 050825-01 the SUP for La Vernia One LLC

Kevin Hyland made a motion to recommend and send to Council, seconded by Wayne Robbins, all in favor.

- B. Public hearing regarding the request of the City of La Vernia on the proposed amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) relating to impact fees.

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to City Council on Ordinance No. 061225-01 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

A.1 Open Public Hearing

The Public Hearing was opened @ 6:41PM

A.2 Requestor presentation

Morgen Gore from Southwest Engineers gave a presentation. She presented on the impact fees, that include water impact fees and the 12 projects currently in scope, waste water impact fees, as well as drainage impact fees which we currently do not have.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor of impact fees as proposed.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @7:14PM

A.6 Discuss and consider a recommendation to City Council on Ordinance No. 061225-01 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

Wayne Robbins made a motion to recommend and send to Council, seconded by Kevin Hyland, all in favor.

6. Items Specific to Future Line Items on the Agenda

We will have another Planning and Zoning meeting on June 10th.

7. Adjourn

Kevin Hyland motioned to adjourn the meeting @7:18PM, seconded by Marlin Tanneberger, all in favor.

DECORUM REQUIRED

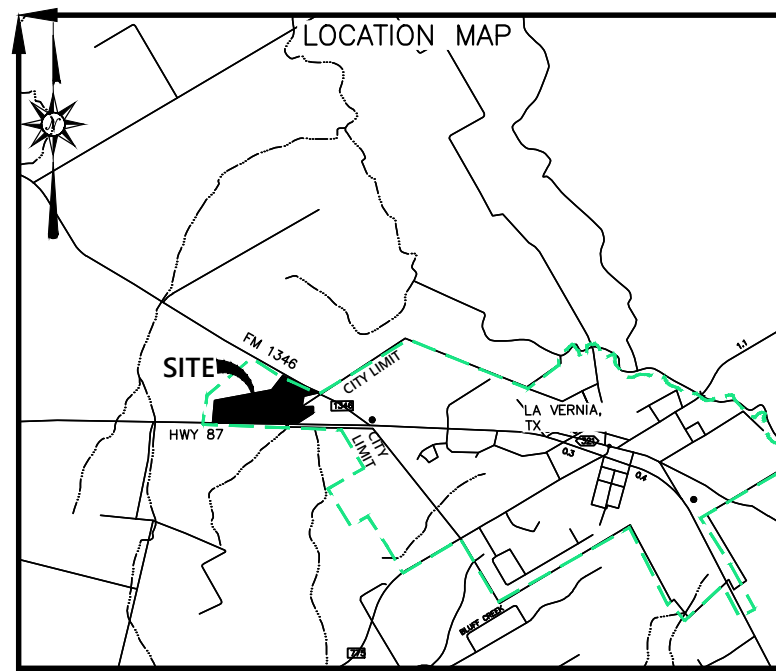
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Madison Farrow, City Secretary

**NOTES:**

- SCALE: 1"=5,000'
- ELECTRIC SERVICE IS TO BE PROVIDED BY: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
 - WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 - GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
 - ANY EASEMENT DESIGNED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - WATER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.
 - SEWER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM.
 - NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
 - THERE ARE A TOTAL OF ONE HUNDRED TWENTY-SIX (126) RESIDENTIAL, ONE (1) COMMERCIAL, NINE (9) OPEN SPACE AND/OR DRAINAGE LOTS.
 - THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT BOUNDARY.
 - A PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" OR "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150D, DATED JULY 19, 2023, AS PUBLISHED BY FEMA.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A COMBINATION OF SAN ANTONIO RIVER AUTHORITY (SARA) LIDAR AND AN ON THE GROUND SURVEY PERFORMED BY INTREPID SURVEYING & ENGINEERING JUNE 2023. CONTOUR INTERVALS ARE 2 FEET FOR THIS PLAT.
 - DRAINAGE STUDY: A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE CITY OF LA VERNIA CITY HALL. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
 - DRAINAGE EASEMENT: CITY OF LA VERNIA IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. NO DRAINAGE EASEMENT MAY BE UTILIZED FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE (I.E. NO FENCES, SHRUBBERY, STRUCTURES, OR ON-SITE SEWAGE FACILITIES). CITY OF LA VERNIA RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY AN HOA (HOME OWNERS ASSOCIATION). THE HOME OWNERS ASSOCIATION MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF THE HOA.
 - THE DETENTION POND LOCATED IN LOT 900 IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 69931.89 SF (1.605 ACRES). THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.
 - ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
 - LOTS 900, 901, 902, 903, 950, 951, 952, 953, AND 954 ARE INTENDED AS OPEN SPACE AND/OR DRAINAGE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOA OR ITS SUCCESSORS AND/OR ASSIGNS, AND ARE NOT INTENDED FOR DEVELOPMENT.
 - LOTS 950, 951, 952, 953, AND 954 CONTAIN EASEMENTS FOR THE USE OF GVEC.
 - ACCESS TO LOT 950 IS PROVIDED FROM MELODY STREET, LOT 901 AND LOT 952.
 - THE COMMERCIAL LOTS IN THIS SUBDIVISION CONSIST OF LOTS: 127 CONSISTING OF A TOTAL OF 3.425 ACRES.
 - THE 60' GVEC EASEMENT RECORDED IN VOLUME 2014 PAGE 290 OF THE WILSON COUNTY OFFICIAL PUBLIC RECORDS WILL BE RELEASED BY SEPARATE INSTRUMENT AFTER THE RELOCATION OF GVEC'S TRANSMISSION LINE FACILITIES ARE COMPLETE.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 • 109 DILWORTH PLAZA
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

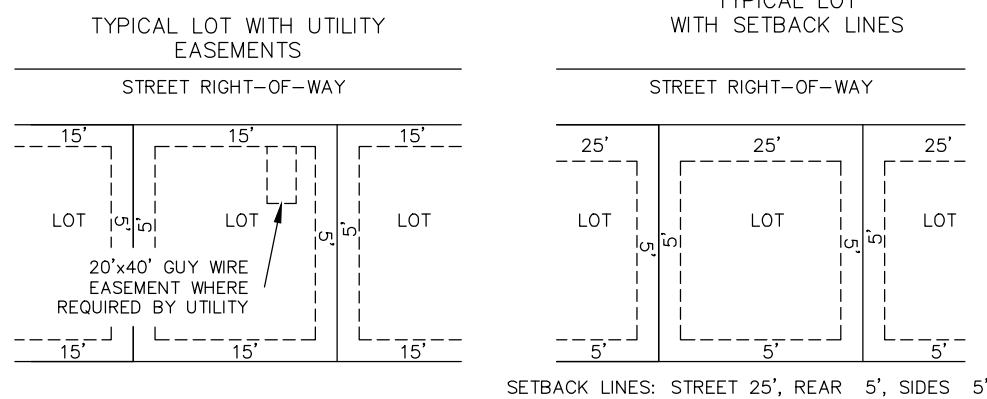
THIS PLAN IS RELEASED FOR INTERIM
REVIEW ONLY AND IS NOT TO BE USED AS
THE FINAL DOCUMENT UNTIL ALL REVIEWS
HAVE BEEN COMPLETED.

SHERMAN L. POSEY, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF LA VERNIA SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

THIS PLAN IS RELEASED FOR INTERIM
REVIEW ONLY AND IS NOT TO BE USED AS
THE FINAL DOCUMENT UNTIL ALL REVIEWS
HAVE BEEN COMPLETED.

RUSSELL J. JASKINIA, PE, CFM DATE
LICENSED PROFESSIONAL ENGINEER

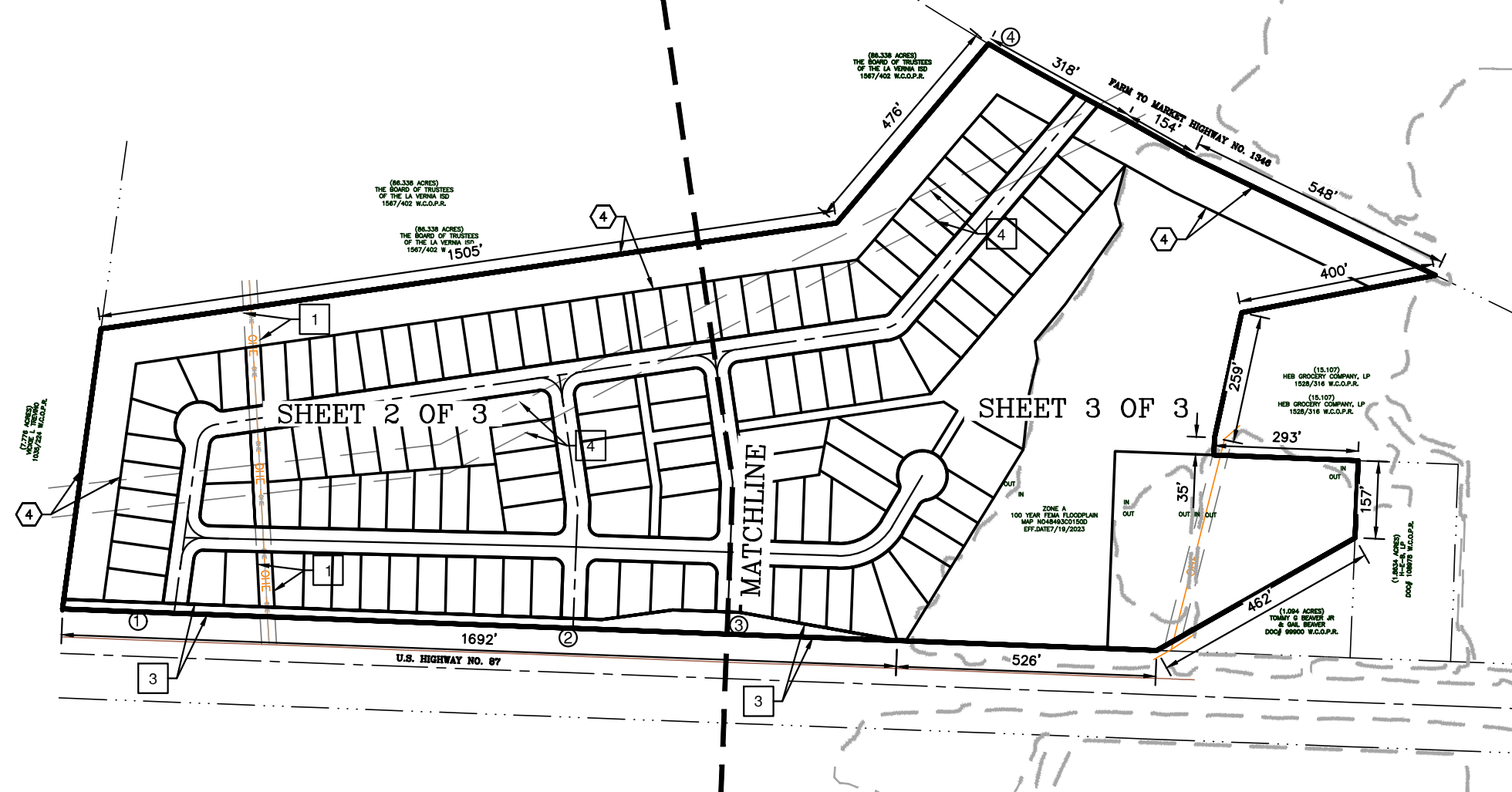
**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF **FOUR (4)** ACCESS POINTS: **THREE (3)** ACCESS POINTS TO US87 AND **ONE (1)** ACCESS POINT TO FM1346. BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY **3240.92 FEET**. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC UTILITY EASEMENT NOTES:

1. GRANTOR SHALL NOT PLACE OR CONSTRUCT ANY STRUCTURE OR IMPROVEMENT, NOR RETAIN OR IMPOUND ANY WATER, NOR PLANT ANY TREES OR SHRUBS, NOR PLACE ANY TEMPORARY OR PERMANENT IMPROVEMENT, EQUIPMENT OR APPURTENANCES INCLUDING ANY MAST-TYPE EQUIPMENT WITHIN THE EASEMENT NOR MAY GRANTOR DO ANYTHING WITHIN THE EASEMENT THAT CONFLICTS WITH THE NATIONAL ELECTRICAL SAFETY CODE OR ANY APPLICABLE LAW, AS EITHER OF THE SAME NOW EXISTS OR MAY BE AMENDED IN THE FUTURE, AND THIS SHALL BE A COVENANT RUNNING WITH THE LAND. SUCH PROHIBITED CONSTRUCTION AND ACTIVITIES WITHIN THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW CONSTRUCTION OR MAJOR MODIFICATION TO A PREEXISTING HABITABLE STRUCTURE, AS WELL AS, STOCK TANKS, SWIMMING POOLS, SPAS, WATER WELLS OR OIL WELLS INCLUDING CONSTRUCTION BOTH ABOVE AND BELOW EXISTING GRADE OR CONSTRUCTION OF ANY SORT THAT CAUSES A CHANGE IN GRADE WITHIN THE EASEMENT.

2. THE RIGHT IS RESERVED BY GRANTOR TO USE THE LAND WITHIN THE EASEMENT FOR GENERAL AGRICULTURAL AND GRAZING PURPOSES, STREETS, DRIVEWAYS, AND PARKING AREAS PROVIDED SUCH USES SHALL NOT VIOLATE ANY PROVISION OF THIS EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE GROWING OF TREES THEREON, OR MAKE ANY OTHER USE WHICH MIGHT INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED. GRANTOR EXPRESSLY RESERVES ALL OIL, GAS, AND OTHER MINERALS OWNED BY GRANTOR IN, ON, AND UNDER THE EASEMENT, PROVIDED THAT GRANTOR SHALL NOT BE PERMITTED TO DRILL OR EXCAVATE FOR MINERALS ON THE SURFACE OF THE EASEMENT, BUT GRANTOR MAY EXTRACT OIL, GAS, OR OTHER MINERALS FROM AND UNDER THE EASEMENT BY DIRECTIONAL DRILLING OR OTHER MEANS WHICH DO NOT INTERFERE WITH OR DISTURB THE COOPERATIVE'S USE OF THE EASEMENT.

**LEGEND:**

BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE-EXISTING
EASEMENT LINE-PROPOSED
SURVEY LINE
2' CONTOUR EXISTING
10' CONTOUR EXISTING
(BRG.-DIST.) RECORD CALL

1/2" IRON ROD FOUND
1/2" IRON ROD SET

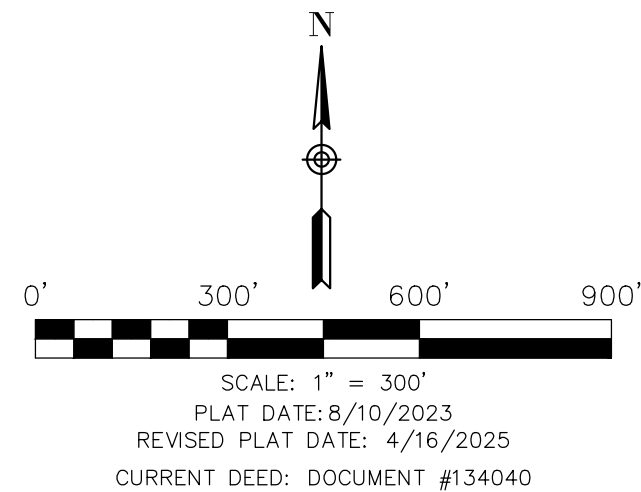
EXISTING

- GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
- GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
- TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
- GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.

PROPOSED

- VARIABLE WIDTH DRAINAGE EASEMENT
- 1' NON-VEHICULAR ACCESS
- 15' UTILITY EASEMENT
- 80' GVEC EASEMENT
- TXDOT ACCESS POINT

W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS



ALL NOTES, SIGNATURE BLOCK AND DETAILS ON THIS PAGE APPLY TO EVERY PAGE OF THIS PLAT

THIS PLAT CONTAINS A TOTAL OF:

RESIDENTIAL: 126 LOTS CONSISTING OF A TOTAL OF 20.86 ACRES
COMMERCIAL: 1 LOT CONSISTING OF A TOTAL OF 3.425 ACRES
OPEN SPACE: 1 LOTS CONSISTING OF A TOTAL OF 7.377 ACRES
DRAINAGE AND EASEMENT: 8 LOTS CONSISTING OF A TOTAL OF 8.328 ACRES
STREETS: 5.73 ACRES AND 5057.60 LINEAR FOOTAGE

SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT LA VERNIA WILSON COUNTY, TEXAS

PLAT OF 45.75 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO.6, ABSTRACT NO 15, IN WILSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE RESIDUAL OF THAT CERTAIN 52.404 ACRE TRACT DESCRIBED IN VOLUME 985, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY; THE SAME TRACT CONVEYED TO N.P.HOMES, BY DEED RECORDED IN DOCUMENT #134040 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

N.P. HOMES, LLC
21911 RANIER LANE
SAN ANTONIO, TEXAS 78260

SWORN TO AND SUBSCRIBED BEFORE ME THIS
____ DAY OF _____, 20____

NOTARY PUBLIC

THIS PLAT OF THE HEIGHTS AT LA VERNIA, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

CERTIFICATION BY CITY OF LA VERNIA

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, 2024.

BY: _____
COMMISSIONER

BY: _____
SECRETARY

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, 2024.

BY: _____
MAYOR

BY: _____
SECRETARY

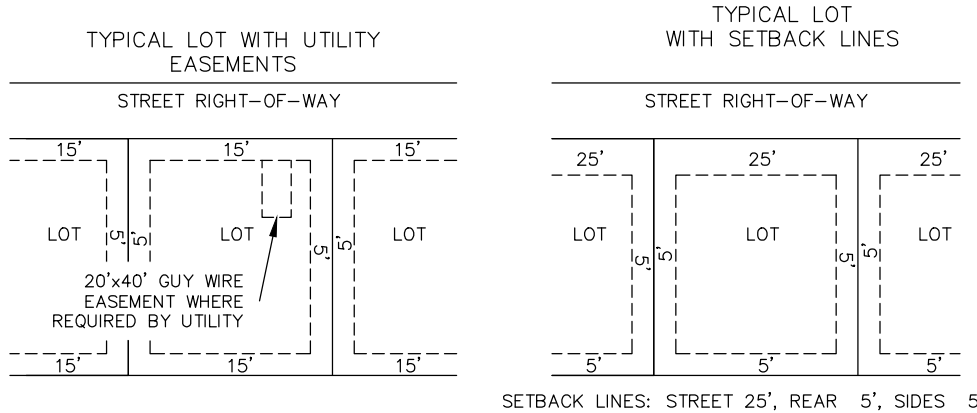
I, _____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D. AT ____ O'CLOCK, ____ M AND DULY RECORDED IN DOCUMENT #_____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS

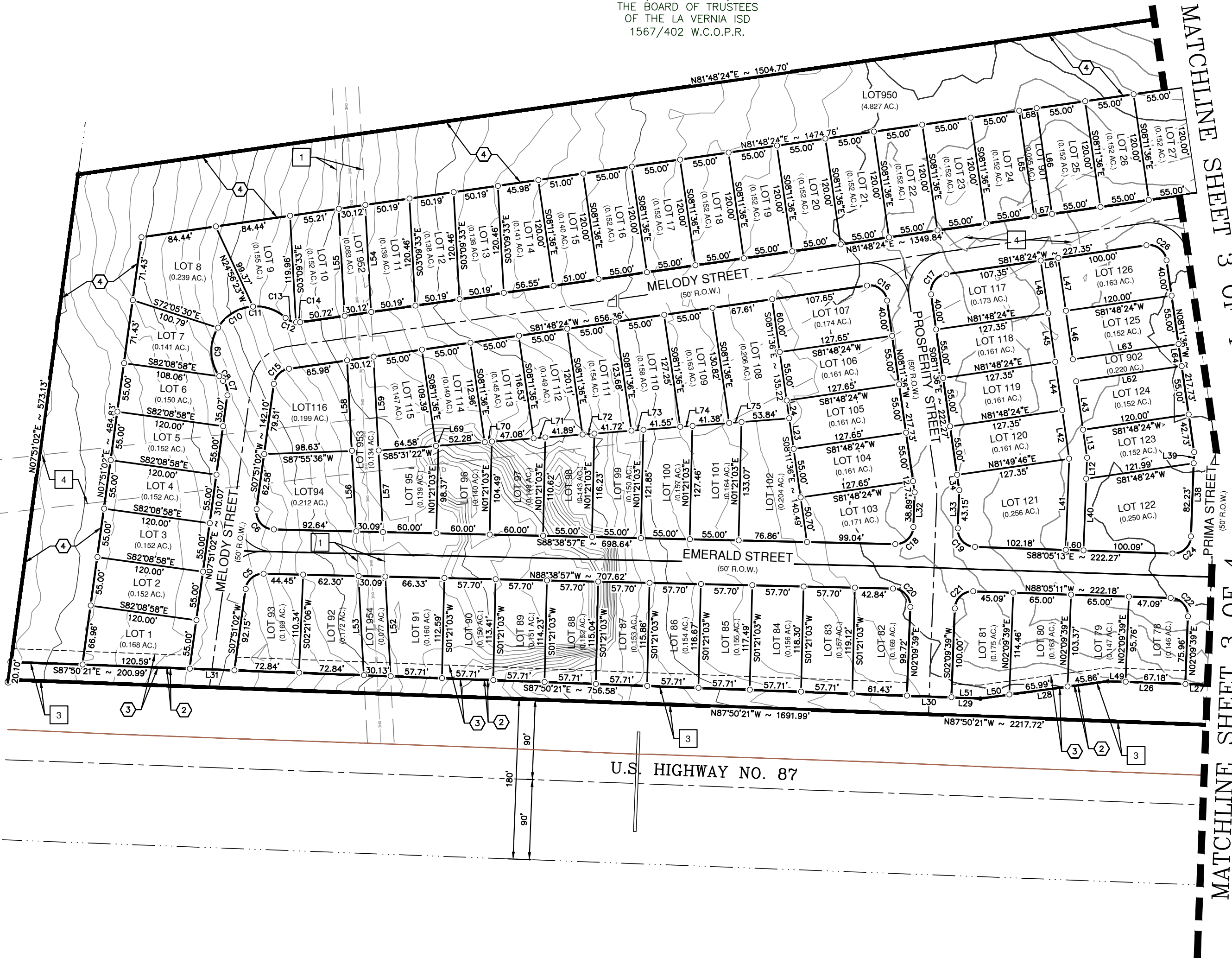
SHEET 1 OF 4

SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT
LA VERNIA
WILSON COUNTY, TEXAS



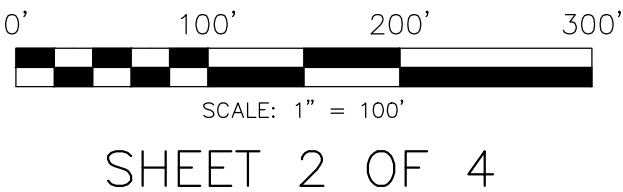
(86.338 ACRES)
THE BOARD OF TRUSTEES
OF THE LA VERNIA ISD
1567/402 W.C.O.P.R.

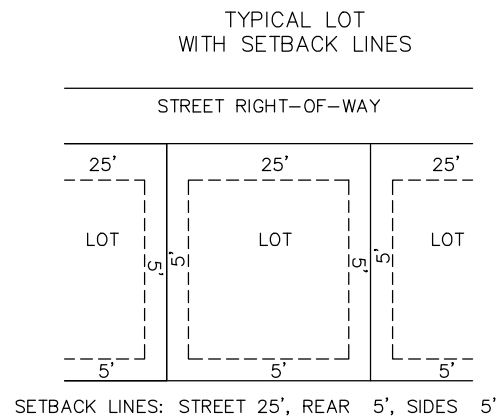
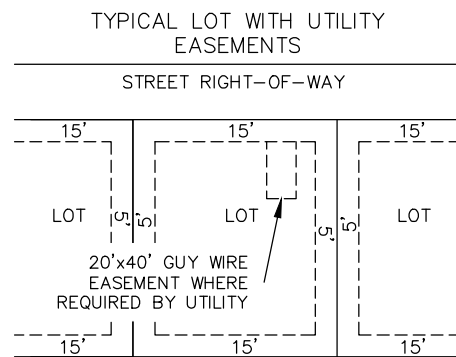
(7.776 ACRES)
VICKIE L. TREVINO
1035/224 W.C.O.P.R.



INTREPID
SURVEYING & ENGINEERING
P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

LEGEND:		KEY NOTES:	
	BOUNDARY LINE	EXISTING	PROPOSED
	ADJOINER LINE	1 GVEC 30' EASEMENT)	1 VARIABLE WIDTH DRAINAGE EASEMENT
	EASEMENT LINE-EXISTING	(2014/290) W.C.O.P.R.	
	EASEMENT LINE-PROPOSED	2 GVEC 30' EASEMENT)	2 1' NON-VEHICULAR ACCESS
	SURVEY LINE	(2014/290) W.C.O.P.R.	3 15' UTILITY EASEMENT
	2' CONTOUR EXISTING	3 TXDOT ROW DEED(0.9147 ACRES	4 80' GVEC EASEMENT
	10' CONTOUR EXISTING	4 PARCEL 54/P00064387.001	
	1/2" IRON ROD FOUND	4 GVEC 60' EASEMENT)	
	1/2" IRON ROD SET	(2014/290) W.C.O.P.R.	
	W.C.P.R. WILSON COUNTY PLAT RECORDS	4 TXDOT TYPE II MONUMENT FOUND	
	W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS		
	W.C.D.R. WILSON COUNTY DEED RECORDS		



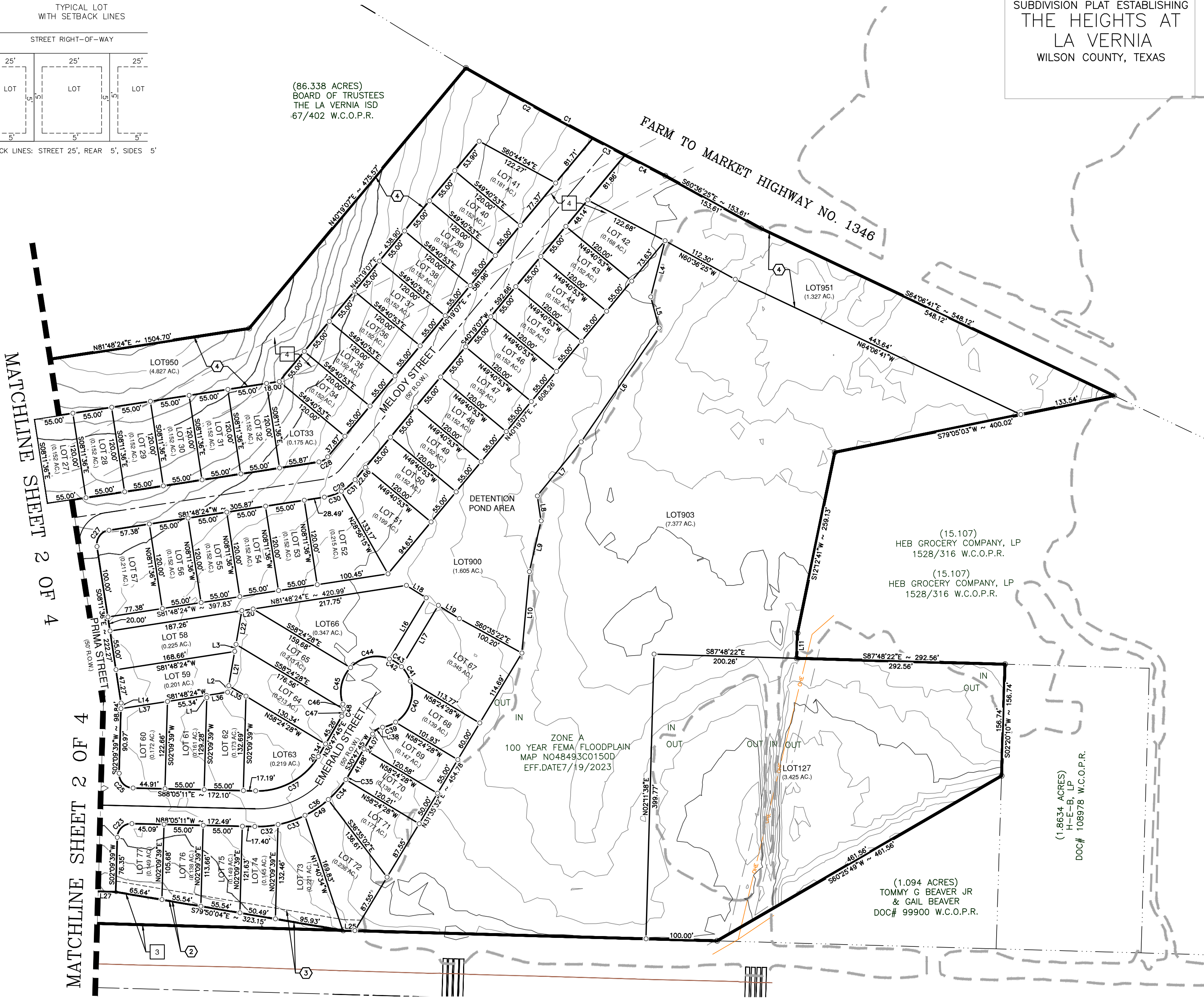


(86.338 ACRES)
BOARD OF TRUSTEES
THE LA VERNIA ISD
67/402 W.C.O.P.R.

SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT
LA VERNIA
WILSON COUNTY, TEXAS

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 2 OF 4

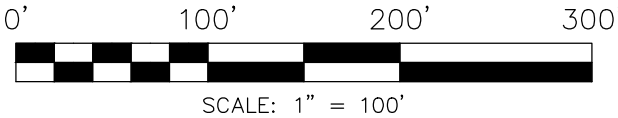


INTREPID
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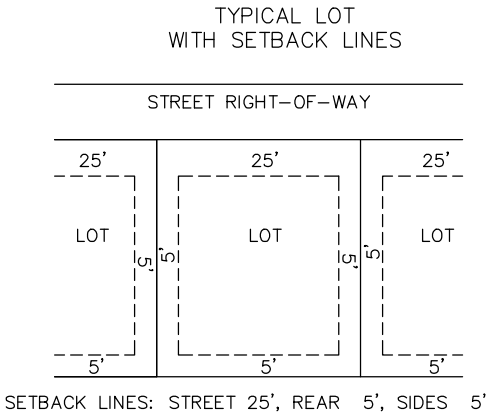
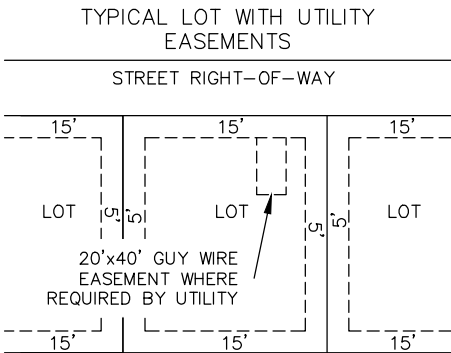
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- LEGEND:**
- BOUNDARY LINE
 - ADJOINER LINE
 - EASEMENT LINE-EXISTING
 - EASEMENT LINE-PROPOSED
 - SURVEY LINE
 - 2' CONTOUR EXISTING
 - 10' CONTOUR EXISTING
 - 100 YEAR FEMA FLOODPLAIN
- 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS

- KEY NOTES:**
- EXISTING**
- 1 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
 - 2 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
 - 3 TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
 - 4 GVEC 60' EASEMENT (2014/290) W.C.O.P.R.
- PROPOSED**
- 1 VARIABLE WIDTH DRAINAGE EASEMENT
 - 2 1' NON-VEHICULAR ACCESS
 - 3 15' UTILITY EASEMENT
 - 4 80' GVEC EASEMENT



SHEET 3 OF 4



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5764.70'	003°09'45"	S61°04'09"E	318.14'	318.18'
C2	5764.70'	002°01'28"	S60°30'00"E	203.62'	203.63'
C3	5764.70'	000°30'30"	S61°45'57"E	51.13'	51.13'
C4	5764.70'	000°37'49"	S62°20'07"E	63.41'	63.41'
C5	20.00'	083°30'01"	N49°36'03"E	26.84'	29.15'
C6	20.00'	096°29'59"	N40°23'57"W	29.84'	33.68'
C7	20.00'	049°59'41"	S17°08'49"E	16.90'	17.45'
C8	50.00'	007°37'52"	S38°19'43"E	6.65'	6.66'
C9	50.00'	066°07'10"	S01°27'12"E	54.55'	57.70'
C10	50.00'	173°56'45"	N44°49'43"E	99.86'	151.80'
C11	50.00'	045°31'57"	N70°57'53"W	38.70'	39.73'
C12	20.00'	049°59'41"	S73°11'45"E	16.90'	17.45'
C13	20.00'	037°08'36"	N66°46'13"W	12.74'	12.97'
C14	20.00'	012°51'05"	S88°13'56"W	4.48'	4.49'
C15	20.00'	073°57'22"	S44°49'43"W	24.06'	25.82'
C16	20.00'	090°00'00"	S53°11'36"E	28.28'	31.42'
C17	20.00'	090°00'00"	N36°48'24"E	28.28'	31.42'
C18	20.00'	089°11'24"	S46°45'21"W	28.08'	31.13'
C19	20.00'	090°00'00"	N42°50'21"W	28.28'	31.42'
C20	20.00'	090°48'36"	S43°14'39"E	28.48'	31.70'
C21	20.00'	089°45'10"	N47°02'14"E	28.22'	31.33'
C22	20.00'	090°14'50"	N42°57'46"W	28.35'	31.50'
C23	20.00'	089°45'10"	S47°02'14"W	28.22'	31.33'
C24	20.00'	089°45'10"	N47°02'14"E	28.22'	31.33'
C25	20.00'	090°14'50"	S42°57'46"E	28.35'	31.50'
C26	20.00'	090°00'00"	N53°11'36"W	28.28'	31.42'
C27	20.00'	090°00'00"	S36°48'24"W	28.28'	31.42'
C28	20.00'	041°29'17"	S61°03'45"W	14.17'	14.48'
C29	70.00'	041°29'17"	S61°03'45"W	49.59'	50.69'
C30	70.00'	020°44'39"	N71°26'05"E	25.21'	25.34'
C31	70.00'	020°44'39"	N50°41'26"E	25.21'	25.34'
C32	150.00'	012°33'26"	N85°38'06"E	32.81'	32.87'
C33	150.00'	015°16'44"	N71°43'01"E	39.88'	40.00'
C34	150.00'	014°18'16"	N41°46'51"E	37.35'	37.45'
C35	150.00'	003°06'21"	N33°04'33"E	8.13'	8.13'
C36	150.00'	060°23'27"	S61°43'06"W	150.89'	158.10'
C37	100.00'	060°13'38"	N61°48'00"E	100.34'	105.12'
C38	20.00'	049°59'41"	S55°47'35"W	16.90'	17.45'
C39	50.00'	022°39'47"	N69°27'32"E	19.65'	19.78'
C40	50.00'	075°24'29"	N20°25'24"E	61.16'	65.81'
C41	50.00'	027°38'30"	N31°06'05"W	23.89'	24.12'
C42	50.00'	279°59'23"	S59°12'15"E	64.29'	244.34'
C43	50.00'	023°05'14"	N56°27'57"W	20.01'	20.15'
C44	50.00'	067°56'42"	S78°01'04"W	55.88'	59.29'
C45	50.00'	063°14'39"	S12°25'23"W	52.43'	55.19'
C46	20.00'	020°43'15"	S08°50'19"E	7.19'	7.23'
C47	20.00'	029°16'27"	S16°09'32"W	10.11'	10.22'
C48	20.00'	049°59'41"	N05°47'54"E	16.90'	17.45'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S08°11'36"E	3.14'	L39	S02°09'39"W	12.47'
L2	S10°29'45"W	9.18'	L40	N02°09'39"E	80.73'
L3	S10°29'45"W	10.07'	L41	S02°09'39"W	102.53'
L4	S14°56'29"W	81.30'	L42	S08°11'36"E	55.05'
L5	S14°27'35"E	45.37'	L43	N08°11'36"W	55.00'
L6	S34°57'24"W	193.73'	L44	S08°11'36"E	55.00'
L7	S39°37'44"W	97.62'	L45	S08°11'36"E	55.00'
L8	S08°02'49"E	35.53'	L46	N08°11'36"W	55.00'
L9	S13°33'25"W	72.98'	L47	N08°11'36"W	60.00'
L10	S05°48'06"W	114.78'	L48	S08°11'36"E	60.00'
L11	S02°26'10"W	35.24'	L49	N87°50'21"W	19.82'
L12	N02°09'39"E	23.52'	L50	S82°14'40"W	33.32'
L13	N08°11'36"W	31.86'	L51	N87°50'21"W	32.18'
L14	N02°09'39"E	7.86'	L52	S03°03'51"E	112.11'
L16	S31°35'32"W	100.23'	L53	S03°03'51"E	111.68'
L17	N31°35'32"E	100.55'	L54	S03°09'33"E	120.46'
L18	S57°22'18"E	32.84'	L55	S03°09'33"E	120.46'
L19	S57°22'18"E	34.88'	L56	S03°03'51"E	90.60'
L20	N81°48'24"E	15.97'	L57	N03°03'51"W	91.80'
L21	S10°29'45"W	48.88'	L58	S03°03'51"E	101.81'
L22	S10°29'45"W	47.99'	L59	N03°03'51"W	105.63'
L23	S08°11'36"E	34.78'	L60	N88°05'13"W	20.00'
L24	S08°11'36"E	20.22'	L61	N81°48'24"E	20.00'
L25	N87°50'21"W	16.97'	L62	N81°48'24"E	120.00'
L26	S87°50'21"E	87.00'	L63	S81°48'24"W	120.00'
L27	N87°50'21"W	50.00'	L64	S08°11'36"E	25.00'
L28	N82°14'40"E	145.17'	L65	S08°11'36"E	120.00'
L29	S87°50'21"E	32.18'	L66	S08°11'36"E	120.00'
L30	N87°50'21"W	50.00'	L67	S81°48'24"W	20.00'
L31	N87°50'21"W	50.25'	L68	N81°48'24"E	20.00'
L32	N02°09'39"E	38.89'	L69	N85°31'22"E	2.84'
L33	S02°09'39"W	43.15'	L70	N85°31'22"E	8.03'
L34	N08°11'36"W	17.27'	L71	N85°31'22"E	13.23'
L35	N58°24'28"W	28.33'	L72	N85°31'22"E	13.40'
L36	S81°48'24"W	30.05'	L73	N85°31'22"E	13.57'
L37	S81°48'24"W	66.08'	L74	N85°31'22"E	13.74'
L38	N02°09'39"E	94.70'	L75	N85°31'22"E	13.91'

SUBDIVISION PLAT ESTABLISHING
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LEGEND:

— BOUNDARY LINE
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- - - EASEMENT LINE-EXISTING
- - - EASEMENT LINE-PROPOSED
- - - SURVEY LINE
— 2' CONTOUR EXISTING
— 10' CONTOUR EXISTING
⊙ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS
— 100 YEAR FEMA FLOODPLAIN

KEY NOTES:

EXISTING

1 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
2 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
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PROPOSED

1 VARIABLE WIDTH DRAINAGE EASEMENT
2 1' NON-VEHICULAR ACCESS
3 15' UTILITY EASEMENT
4 80' GVEC EASEMENT

0' 100' 200' 300'
SCALE: 1" = 100'

SHEET 4 OF 4

TO: Developers, Engineers, and Interested Parties

FROM: Lindsey Wheeler, City Administrator

DATE: July 1, 2025

SUBJECT: Final Plat Submission & Approval Procedures – City of La Vernia

This memo is intended to outline the official requirements and process for submitting and securing approval of a **Final Plat** within the City of La Vernia, per the City's Subdivision Ordinance.

I. Requirements Prior to Approval by Planning & Zoning Commission

Before the Planning & Zoning Commission can consider approval of a final plat, the developer must submit the following **complete and detailed construction plans and written specifications** for review:

1. Water Distribution System Plans

- Size and location of all proposed and existing water mains, service lines, valves, and hydrants.
- Method of connection to the City's existing water system.

2. Sanitary Sewer System Plans

- Plan and profile of proposed and existing sanitary sewer lines, laterals, and manholes.
- Method of connection to the City system or temporary treatment facility plans.

3. Stormwater Drainage System Plans

- Detailed drainage layout, including erosion/sediment control measures and system tie-in to City infrastructure.

4. Bridges or Culverts

- Structural plans/profiles showing deck, railings, reinforcing steel, approaches, and materials.

5. Streets and Alleys

- Rights-of-way widths, roadway widths, curb gradients, inlet locations, and pavement type.

All plans listed above must be reviewed and approved in writing by the City Engineer prior to the Planning & Zoning Commission's action.

II. Final Plat Approval Process

- Once the complete plat and required documentation are submitted, the Planning & Zoning Commission will render a decision within **30 days** of filing.
 - The Commission may:
 - Approve the plat,
 - Conditionally approve it (with written explanation), or
 - Disapprove it (with written explanation).
 - If conditionally approved, the applicant may revise and resubmit for final approval. Upon compliance, the Commission will sign the plat within **10 days** of resubmission.
-

III. Requirements Prior to Plat Recordation

Before a final plat can be recorded with the County Clerk:

- The developer must either:
 - Construct all required public infrastructure **or**
 - Provide a security in lieu (e.g., **performance bond, letter of credit, or escrow funds**) as per **Sec. 30-309**.

Upon completion of improvements or acceptance of a security, the plat may proceed to recordation. At that time, the developer must also submit:

- A **check payable to the County Clerk** for recording fees;
 - **Tax certificates** from the city, county, and school district showing zero taxes due;
 - A signed **dedication of land for public use**, where applicable.
-

IV. Next Steps

Please ensure all submittals and communications follow the outlined process to prevent delays in approval or recordation. For further clarification, consult with the City Engineer or contact City Hall directly.

Thank you for your attention and cooperation.