City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
October 06, 2026
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 04/07/2026 Planning and Zoning meeting
   - **B.** Minutes from the 05/18/2026 City Council, MDD, and Planning & Zoning Workshop

5. **Public Hearing**
   - **A.** The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on a replat application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**

     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 on a replat application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**

B. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**, requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.

B.1 Open Public Hearing

B.2 Requestor Presentation

B.3 Staff Presentation

B.4 Receive Public Comments

B.5 Close Public Hearing

B.6 Discuss and consider a recommendation to the City Council on Ordinance No. 100826-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to C-2 General Commercial District.

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 previsions 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 **September 30,2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

City of La Vernia

PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
April 07, 2026
6:30 PM

MINUTES

1. Call to Order

Chris Jacobs called the meeting to order at 6:30 PM.

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

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs 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 02/10/2026 Planning and Zoning meeting
B. Minutes from the 03/10/2026 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. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

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 on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:33PM

A.2 Requestor Presentation

The two architects were present for the owner, they state they are making a shell building and the lesser will come and finish out their suite. They would like to rezone to C-2 as it allows for a drive-thru, and with the current zone a drive- thru is not permitted. They are not aware of what is going in the drive-thru so they can not apply for an SUP.

A.3 Staff Presentation

City Engineer Morgen Gore states we did receive right away from them for the drainage project. They will not need a retention pound as the drainage project will replace one. They will also be building it up out out the flood plain.

City Secretary Madison Farrow read the 200ft notices she received back. 2 were opposed, and one was in favor.

A.4 Receive Public Comments

Mr. Andrews asked when they build up will it effect his daughters nearby property? Morgen states there may be added water during construction, but long term, no.

A.5 Close Public Hearing
The Public Hearing was closed @6:45PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19,** requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.
Chris Jacobs states he wants to stick the the future use map, and keep consistent with every property on 87 being C-1. He suggest to apply for a SUP when they know what kind of drive-thru it will be.
Kyle Real made a motion to not recommend to Council, seconded by Kevin Hyland, all in favor.

B. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, 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 on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**

A.1 Open Public Hearing
The Public Hearing was opened @ 6:49PM

A.2 Requestor Presentation
Michael Garrott representing On The Grind spoke, he states at February's council meeting he heard the public and the members. He wants to be sure the concerns were heard.
On The Grinds engineer Tyler Meals spoke. They heard the traffic concerns, they have now made the stacking for 24 cars. They also plan to widen Nicolson to complete the 30ft road.
Michael spoke on the stacking, because they added more staking and pushed it back there will not be any room for another building on the property, this will only hold On The Grind. Even though they expanded for stacking you will never see many cars on their site because they have cameras all over. The video from the cameras are shown inside the building as well as to the owner, they know where the cars are at all times. The runners come out through the back door and take the orders on a tablet, by the time the costumer gets to the window the order is ready. This process takes around 30 seconds. He also states they are going to put in a ADA sidewalk as well.
He spoke about the lighting and all the lighting will be pointed down and meet the dark sky requirements. He addressed the lighting from the headlights in the drive-thru, they are going to keep the billboard and plant trees, with both of these the headlights will be blocked. Chris asked about when the cars are turning in the drive-thru and the headlights are shinning on

the cars traveling north bound? Michael states he sees no issues with this.
He than read the story of the owner and how On The Grind was created.

A.3 Staff Presentation
City Engineer Morgen Gore spoke she states there is not a lot that can go on this property and staff thinks its a good use of property.
City Secretary Madison Farrow read the 200f notices, 2 were opposed.

A.4 Receive Public Comments
There were no public comments.

A.5 Close Public Hearing
The Public Hearing was closed @7:26PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**
Chris Jacobs states they have gone above and beyond after the last public hearings and taking in to consideration the community and the boards concerns. He also mentioned the headlights when turning might effect the cars traveling north, and they might want to look at that.
Chris Jacobs made a motion to recommend to Council, seconded by Kyle Real, all in favor.

6. Items Specific to Future Line Items on the Agenda

No future items at this time.

7. Adjourn

Kevin Hyland motioned to adjourn the meeting at 7:33PM, seconded by Kyle Real. All in favor

DECORUM REQUIRED

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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 previsions under Texas law that permits a governmental body to discuss a matter in closed executive session.

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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 **April 01, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

City of La Vernia

CITY COUNCIL, MDD, AND PLANNING & ZONING WORKSHOP AND NOTICE OF POSSIBLE QUORUM

102 E. Chihuahua St., La Vernia, Texas 78121
May 18, 2026
6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:00PM By Mayor Gilbert for the City Council.

Mayor Gilbert, and Council members Recker, Evans, and Oates were present. Rabel was absent.

The meeting was called to order at 6:01PM By Recker for the MDD board.

Recker, Gilbert, and Oates were present. Hyland, and Farmer were absent.

The meeting was called to order at 6:01PM By Jacobs for the Planning and Zoning Commission.

Jacobs, Tanneberger, and Real were present. Hyland was absent.

2. Citizens to Be Heard

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There were no citizens to be heard.

3. Discussion Only

A. Discussion regarding PID's

City Attorney Dan Santee presented information on Public Improvement Districts (PIDs). PIDs are created under Chapter 372 of the Texas Local Government Code. A city can initiate a PID, but more often a developer requests one. Roads, drainage, sidewalks, and similar infrastructure improvements can be funded through a PID. This shifts the financial burden of these improvements to the residents who live within the PID.

The City's financial advisor, Victor, stated that not all PIDs can issue bonds; some only provide M&O reimbursements. However, most developers prefer bonds. The bonds are secured only by the homes within the development, which results in higher interest rates. If a developer does not pursue this process, it could be assumed they have private equity or other funding available to support the project.
Oates asked what happens if development progresses slowly and how long developers have to complete the project? Victor stated that the money does not go directly to the developer. Instead, it is placed in a trust and disbursed as performance expectations are met.
Victor also stated that PID proceeds can be used to pay for a well located off-site. If residents outside the PID also use the well, costs can be prorated. He noted that this would be confirmed with the City's water attorney.
Gilbert asked what happens after the bond is paid off? Victor stated that PIDs often dissolve once the bonds are retired, typically after 20 to 25 years. Dan added that after that period, the City would be responsible for maintaining amenities such as pools, parks, and other associated facilities.
All boards expressed interest in holding a development standards workshop.

4. Items Specific to Future Line Items on the Agenda

- Development standards workshop

5. Adjourn

Motion made by Recker to adjourn the City Council at 7:11PM, seconded by Oates, all in favor.

Motion made by Gilbert to adjourn the MDD board at 7:11PM, seconded by Oates, all in favor.

Motion made by Jacobs to adjourn the Planning and Zoning Commission at 7:11PM, seconded by Real, all in favor.

DECORUM REQUIRED

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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 La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 08, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

APPLICATION FOR LAND SUBDIVISION (PLAT)

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541

CHECK ONE: ☐ Master Plan ☒ Prelim./Final Plat ☒ Prelim. Plat ☐ Final Plat ☐ Replat ☐ Amended ☐ Minor

1. **PROPOSED SUBDIVISION NAME:** La Vernia TSC **UNIT NO.** _____
   LOCATION DESCRIPTION/NEAREST INTERSECTION: HWY 87 FM 1346
   ACREAGE: 6.512 **NO OF LOTS: EXISTING** _____ **PROPOSED** 1
   REASON FOR PLATTING/REPLATTING Sub dividing from lager tract

2. **OWNER/APPLICANT*:** FLP Development LLC c/o TKC CCCLXXXVII, LLC

   (* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

   ADDRESS: P.O. Box 10 HWY. 87 West La Vernia, Texas 78121

   Telephone: 704-365-6000 **Fax:** _____ **Mobile:** _____ **Email:** wfulton@thekeithcorp.com

3. **LICENSED ENGINEER/SURVEYOR:** Tyler Meals P.E. - Meals Myers Engineering & Surveying LLC

   MAILING ADDRESS: 10102 Huebner Road, San Antonio Tx 78240 **Ste.** _____
   TELEPHONE: 704-365-6000 **Fax:** _____ **Mobile:** _____ **Email:** tyler@mealsmyers.com
   LIST ANY VARIANCE REQUESTED: _____

   REASON FOR REQUEST (List any hardships): _____

4. **PRESENT USE OF THE PROPERTY** Vacant /Agriculture **CURRENT ZONING:** R-A

5. **CITY LIMITS:** ☒ IN ☒ OUT **IS ANY PART OF THE PROPERTY IN A FLOODPLAIN?** ☒ YES ☐ NO

6. **Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.**

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- ☐ Completed application, including signature of owner/applicant and signed waiver.
- ☐ Copy of deed showing current ownership.
- ☐ 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
- ☐ 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
- ☐ Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
- ☐ Survey showing any existing structures on the subject property.
- ☐ List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on _____ (date of Planning and Zoning Commission meeting). This waiver expires after _____ (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Tim Pierdolla — 8-17-26

Signature of Owner/Applicant **Printed Name of Owner/Applicant** **Date**

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

Overall Development Concept Review Fee	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Plat Amendment	$250
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	$250

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
  -Tax certificate showing that no taxes are currently due or delinquent against the property.
  -Three original mylars.
  -Twelve blue line copies for Wilson County 9-1-1 Addressing in 24 X 36 inch or 24 X 18 inch format.
  -One 11 X 17 inch blue line copy.
  -An electronic copy in .pdf in 24 X 36 inch or 24 X 18 inch format and in 11 X 17 inch format.
  -Recording fee. Checks should be made out to Wilson County Clerk.

FOR OFFICE USE ONLY:

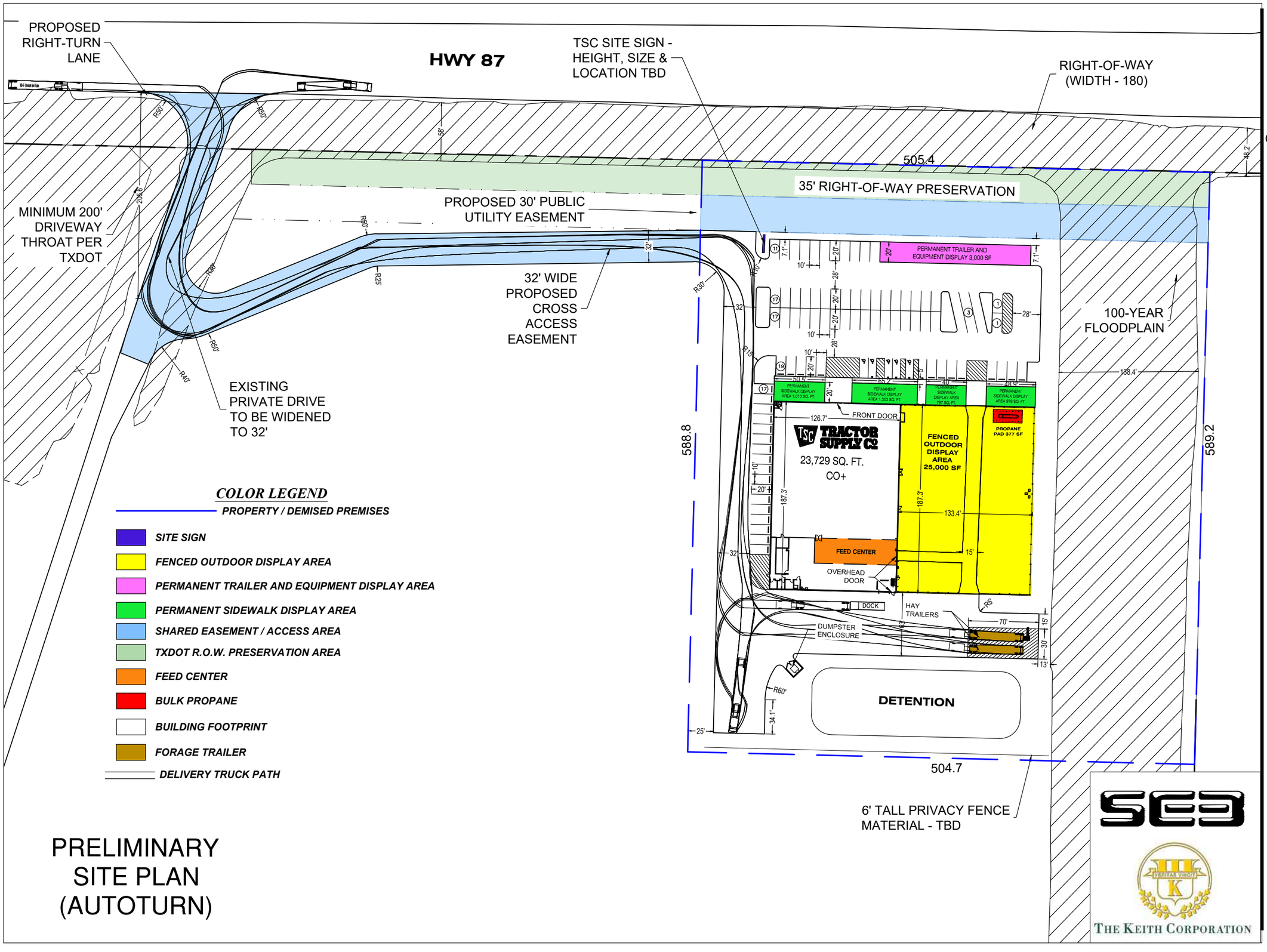
Date Application Fee Received:_____ Received By:_____

Receipt No._____ Cash/Check No._____ Amount Recd. $_____

_____7 copies _____street name appr. list _____TxDOT approval letter

_____letter of authorization _____proof of ownership _____HOA document

Plat review meeting date:_____ Planning and Zoning Commission meeting date:_____



COLOR LEGEND

- ***PROPERTY / DEMISED PREMISES***
- ***SITE SIGN***
- ***FENCED OUTDOOR DISPLAY AREA***
- ***PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA***
- ***PERMANENT SIDEWALK DISPLAY AREA***
- ***SHARED EASEMENT / ACCESS AREA***
- ***TXDOT R.O.W. PRESERVATION AREA***
- ***FEED CENTER***
- ***BULK PROPANE***
- ***BUILDING FOOTPRINT***
- ***FORAGE TRAILER***
- ***DELIVERY TRUCK PATH***

PRELIMINARY SITE PLAN (AUTOTURN)

0 90' 180'

SCALE: 1"= 90'
(11X17)

PROJECT INFORMATION

SITE AREA	
LOT	± 6.83 AC
TOTAL	± 6.83 AC

PARKING COUNT SUMMARY		
TSC	23,729 SF	86 SP
TOTAL PROVIDED		86 SP
REQUIRED BY CITY		
PER CITY COORDINATION		77 SP
TOTAL REQUIRED		77 SP

ZONING CLASSIFICATION	
EXISTING	R-A
PROPOSED	C-2

REQUIRED SETBACKS	
FRONT	25'
SIDE	5'
REAR	5'

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/5/26	SITE PLAN	GMH

SGS

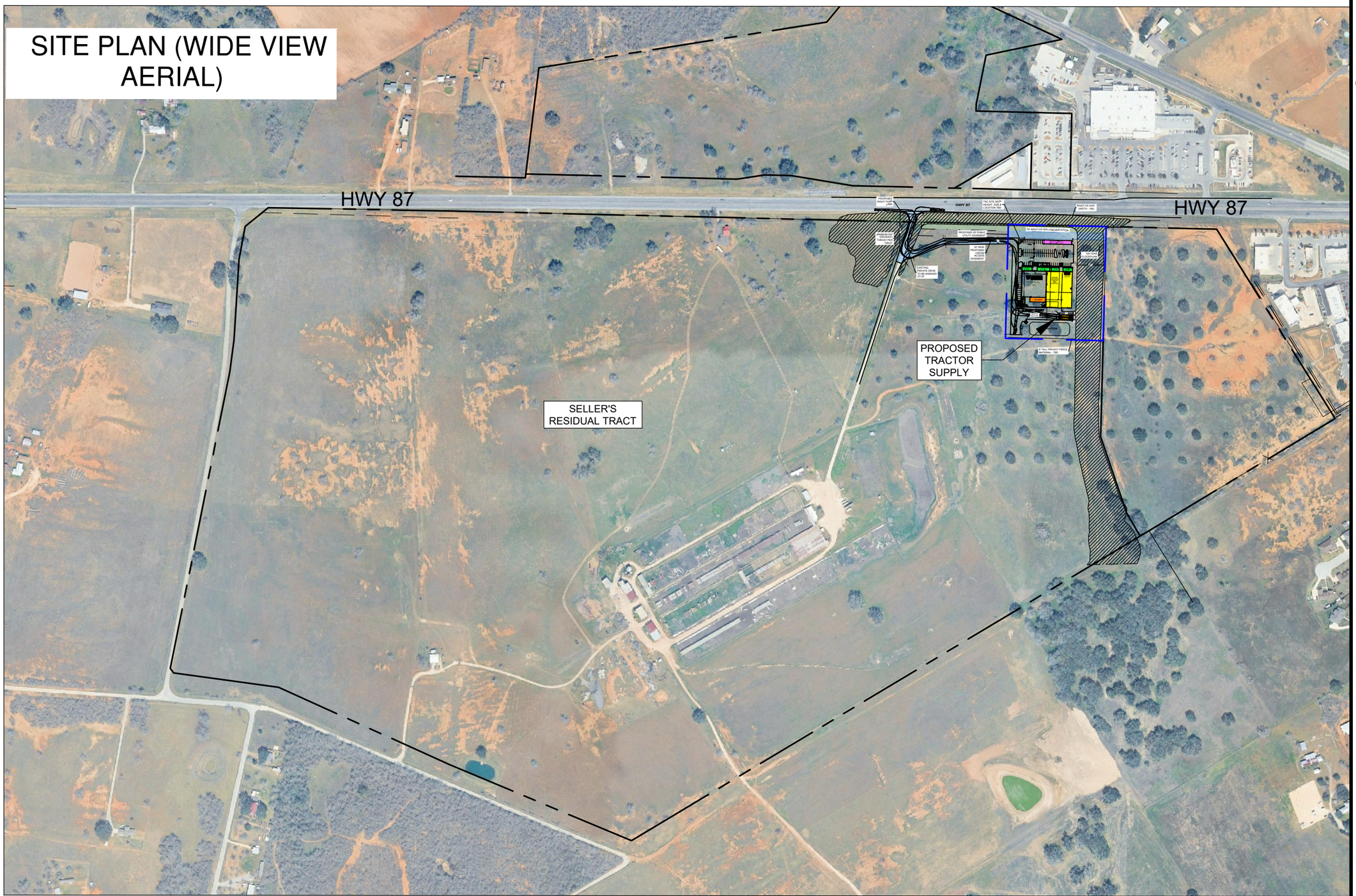
THE KEITH CORPORATION

CO+ PROTOTYPE

TSC
LA VERNIA, TX

101

SITE PLAN (WIDE VIEW AERIAL)



N

0 500' 1000'

SCALE: 1"= 500'
(11X17)

PROJECT INFORMATION

SITE AREA	
LOT	± 6.83 AC
TOTAL	± 6.83 AC

PARKING COUNT SUMMARY		
TSC	23,729 SF	86 SP
TOTAL PROVIDED		86 SP
REQUIRED BY CITY PER CITY COORDINATION		77 SP
TOTAL REQUIRED		77 SP

ZONING CLASSIFICATION	
EXISTING	R-A
PROPOSED	C-2

REQUIRED SETBACKS	
FRONT	25'
SIDE	5'
REAR	5'

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
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DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/5/26	SITE PLAN	GMH

CO+ PROTOTYPE

TSC

LA VERNIA, TX

Doc 00034350 Bk OP V

Deed in Lieu of Foreclosure

Date: 3-17-14, 2014

Grantor: P-Bar Development Co.

Grantor's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Grantee: FLP Development, LLC

Grantee's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Note: That certain Promissory Note dated September 14, 2012, executed by P-Bar Development Co., LLC, payable to the order of F-4 Cattle Co., Inc. in the original principal amount of One Million, Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00).

Deed of Trust: Dated September 14, 2012 from P-Bar Development Co., LLC to North O. West, Trustee.

Consideration: TEN AND NO/100 DOLLARS ($10.00) and further the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, except that no release is given of any liens or warranties of title and further except that the indebtedness under the Note is not canceled or extinguished.

Property (including any improvements): Being 306.937 acres of land, more or less, and being approximately 188.807 acres out of the F. Herrera Survey No. 6, Abstract 15, approximately 101.43 acres out of the J.H. San Miguel Survey No. 129, Abstract 290, and approximately 16,637 acres out of the Y. P. Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172.15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101.255 acre tract described in Volume 658, Page 567, the remaining portion of a 46.68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1.44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2.799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas, and the said 306.937 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty: The liens described in this Deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantor, for the Consideration and subject to 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, except as to the Exceptions to Conveyance and Warranty.

Conveyance in Lieu of Foreclosure. This Deed and the conveyances being made are executed, delivered, and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens and as an absolute conveyance to Grantee of all right, title and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

Continuing Nature of Lien. Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the performance of the obligations under the Deed of Trust. The Deed of Trust lien is not released or relinquished in any manner, and the indebtedness, obligations, and lien will remain valid and continuous and in full force and effect, unless and until the indebtedness, obligations, and liens are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

Nonmerger. Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct.

GRANTOR: P-BAR DEVELOPMENT CO., LLC

By: Fred L. Pierdolla, Manager
JR

GRANTEE: FLP DEVELOPMENT, LLC

By: Fred L. Pierdolla, Manager
JR

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

STATE OF TEXAS §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of P-Bar Development Co., LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

STATE OF Texas §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of FLP Development, LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S. McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

FT

AFTER RECORDING, RETURN TO:

William H. Oliver
PIPKIN & OLIVER, L.L.P.
1020 N.E. Loop 410, Suite 810
San Antonio, TX 78209
Telephone: (210) 820-0082
Facsimile: (210) 820-0077

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

EXHIBIT A

FIELD NOTES

April 17, 2001

BEING 306 937 acres of land, more or less, and being approximately 188 807 acres out of the F Herrera Survey No. 6, Abstract 15, approximately 101 430 acres out of the J H San Miguel Survey No 129, Abstract 290, and approximately 16 637 acres out of the Y P Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172 15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101 255 acre tract described in Volume 658, Page 567, the remaining portion of a 46 68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1 44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas and being more particularly described as follows·

BEGINNING at an iron rod set in the existing south R O W line of U S Highway 87 at the intersection with the cut-off line to the existing east R O W. line of Dunn Road (County Road #361) for the northwest corner of this tract, said point also being the most northerly corner of the above referenced 0 43 acre tract.

THENCE, along said south R O W line S 86°43'00" E, 965 50 feet to a concrete marker found in same for an angle point and S 86°23'00" E, (Ref Brg) 3934 34 feet to an iron rod found in same for the northeast corner of this tract and the northwest corner of a 1 561 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas,

THENCE, S 29°46'12" E, passing the original west line of a 20 000 acre tract described in Volume 985, Page 745 of the Official Records of Wilson County, Texas at 542 97 feet and continuing into said 20 000 acre tract a total distance of 1153 12 feet to an iron rod found for the southeast corner of this tract and the southeast corner of a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas.

THENCE, S 61°09'50" W, along the common fence line with a 15-acre tract described in Volume 1048, Page 77 of the Official records of Wilson County, Texas, passing the southwest corner of said 2 799 acre tract at 400.00 feet and continuing along said common fence line a total distance of 1121.72 feet to an iron rod found for an angle point of this tract;

THENCE, S 61°20'42" W, along the common line with a 21.186 acre tract described in Volume 893, Page 862 of the Official Records of Wilson County, Texas passing the corner of same at a called 799 61 feet and continuing along the common line with a 180.486 acre tract described in Volume 593, Page 671 of the Deed Records of Wilson County, Texas a total distance of 3115 67 feet to an iron rod found in the existing northeast R O W line of County Road #359 for the most southerly corner of this tract and the most southerly corner of the above referenced 101 255 acre tract,

Page 2
(306 937 acres)

THENCE, along said northeast R.O.W. lins as follows
N 65°03'34" W, 1015.67 feet to an iron rod set for an angle point,
N 63°25'49" W, 971 47 feet to an iron rod set for an angle point, and
N 79°56'29" W, 546 97 feet to an iron rod set at the intersection with the cut-off line to the existing east R O W line of County Road #361 for a corner of this tract,

THENCE, N 34°34'53" W, 29 42 feet along said cut-off line to an iron rod found in the said east R O W line for a corner of this tract,

THENCE, along the existing fenced east R O W. line as follows
N 13°36'16" E, 1562 45 feet to a fence post for an angle point,
N 09°52'00" E, 165 61 feet to a fence post for an angle point,
N 05°49'29" E, 416 20 feet to a fence post for an angle point, and
N 12°43'50" E, 173.62 feet to an iron rod set at the intersection with the cut-off line to the existing south R O W line of U S Highway 87,

THENCE, N 53°09'00" E, 153 00 feet along said cut-off line to the POINT OF BEGINNING and containing 306 937 acres of land, more or less

Note: Plat also prepared this day

J M Butz, Jr
Registered Professional Land Surveyor
No 2024

FN01-107



Doc 00034350 Bk OP Vol 1785 Pg 284

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Apr 24,2014 at 11:53A

As a Recording

Document Number: 00034350
Total Fees : 46.00

Receipt Number - 165249
By,
Yvonne G Garcia

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1785 and Page: 279 of the named records of: Wilson County as stamped hereon by me.

Apr 24,2014

COUNTY CLERK
WILSON COUNTY, TEXAS

LEGAL PUBLIC NOTICE

NOTICE OF PUBLI
PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION AND REPLAT LA VERNIA PLANNING AND ZONING COMMISSION & CITY COUNCIL

The La Vernia Planning and Zoning Commission will hold a public hearing on Tuesday, October 6th, 2026, at 6:30 p.m & La Vernia City Council on Thursday, October 8th, 2026, at 6:30 p.m in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone and replat A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

All property subject to the rezoning and replat is located in Wilson County, Texas.

From present classification of R-A Residential Agriculture to C-2 General Commercial District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farrow, 830-779-4541x [illegible]row@lavernia-tx.gov

If you require auxiliary aids or services to participate, please contact City Hall at least 48 hours in advance.

NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of:
FLP Development LLC c/o TKC CCCLXXXVII, LLC.

Property: Current Legal Description: **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)**

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 Commissioners in making their decision.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 6th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5

_____
Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** the proposed re-plat for the property- Current Legal Description: Current Legal Description: **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)**

Name:_____

Address:_____

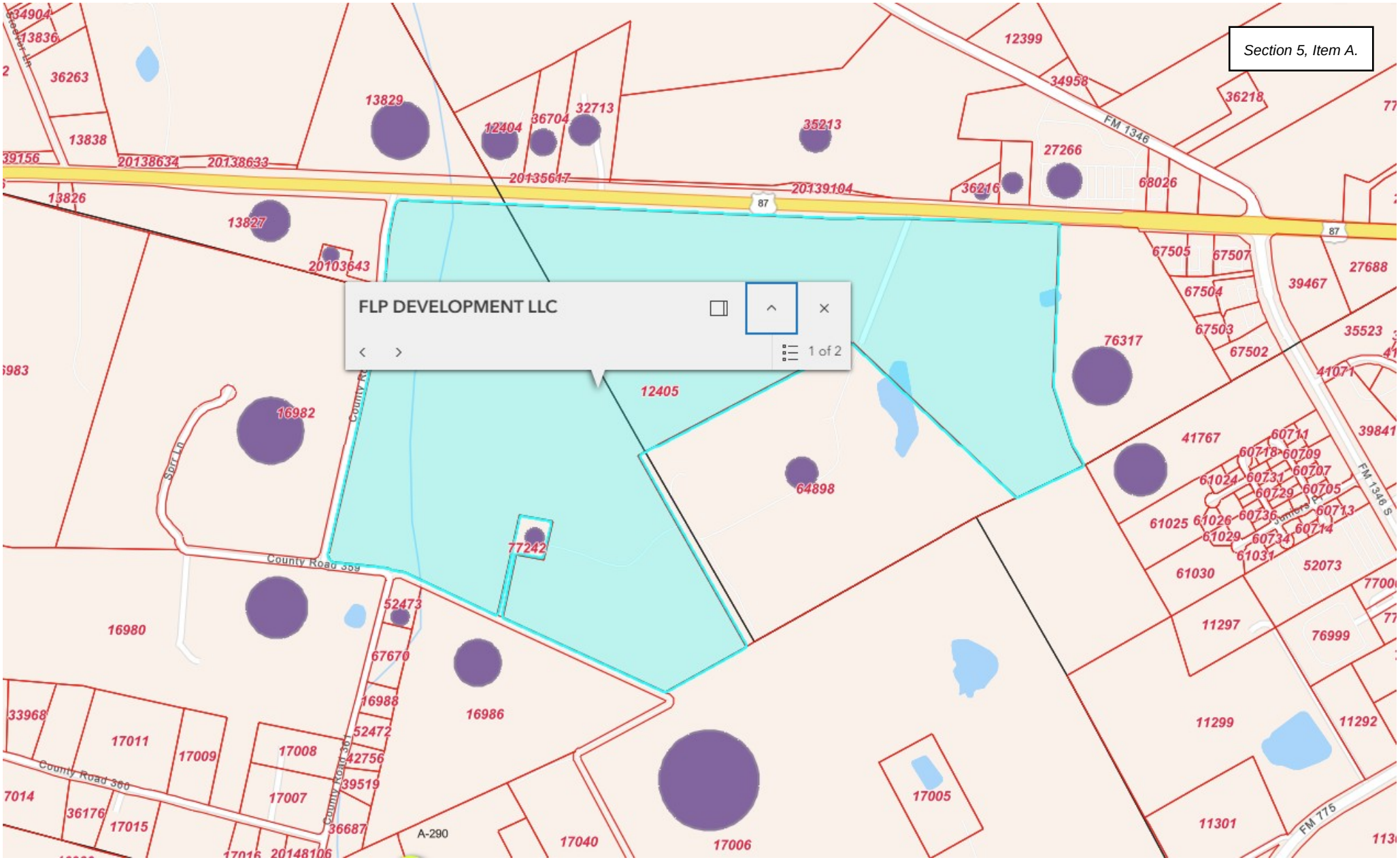
Signature:_____ Date: _____

Comments: _____

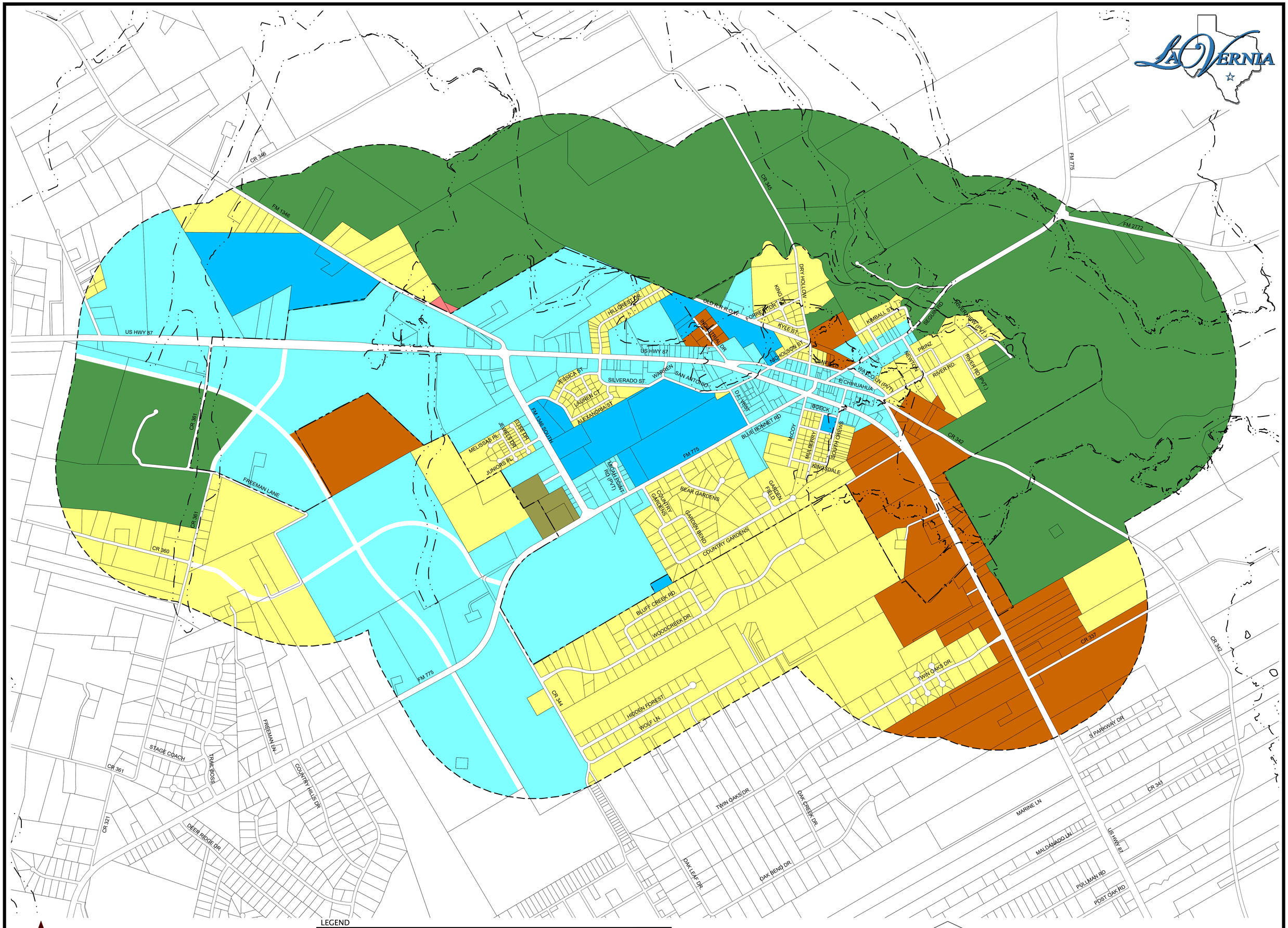
By State Law – Unsigned submission cannot be counted as an official comment.

#	Property Owner / Entity	Mailing Address	City, State ZIP
1	Schroeder Donald H & Ella Ray (LTE)	PO Box 88	La Vernia, TX 78121
2	Pierdolla Brandon Wade	PO Box 1353	La Vernia, TX 78121
3	FLP Development LLC	PO Box 10	La Vernia, TX 78121
4	Nious Albert Est. / C/O Resa Garrett	6001 Almelo Dr	Round Rock, TX 78681
5	Hollis W Pierdolla Trust	PO Box 691	La Vernia, TX 78121
6	HEB Grocery Company LP	646 S Flores St	San Antonio, TX 78204
7	Beaver Tommy G Jr. & Gail L	7545 Hwy 87 E	San Antonio, TX 78263
8	NP Homes LLC	21911 Ranier Ln	San Antonio, TX 78260-3525
9	HEB Grocery Company LP – Property Tax Dept.	PO Box 839999	San Antonio, TX 78283-3999
10	Trevino Vickie L	15144 US Hwy 87 W	La Vernia, TX 78121
11	Dodson Gator	177 Cibolo Ridge	La Vernia, TX 78121
12	Thayer Clayton Dean & Chelsey Marie	126 CR 361	La Vernia, TX 78121
13	Kosub Lillian M	2023 Dellhaven	San Antonio, TX 78220
14	Rose Will & Karen	PO Box 430	La Vernia, TX 78121
15	Morrison Shane Brandon & Melanie Gaye	151 CR 346	La Vernia, TX 78121

16	First Baptist Church La Vernia	PO Box 279	La Vernia, TX 78121-0279


FLP DEVELOPMENT LLC
1 of 2
12405
64898
77242
County Road 389
FM 1346
87
A-290
FM 775
FM 1346 S


La Vernia City Park
La Vernia High School
Grace Bible Church
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Twin Oaks Dr
Dry Hollow Creek
Cibolo Creek
Audacity Fitness
346
1346
345
775
2772
87
359
361
360
344
342
337



LEGEND

- CITY LIMITS LINE
- ETJ LINE
- FLOODPLAIN
- AGRICULTURE
- COMMERCIAL
- MANUFACTURED HOME
- MIXED USE
- PUBLIC
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- RETAIL

NORTH

0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg

ORDINANCE NO. 100826-01

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 OF (R-A) RESIDENTIAL AGRICULTURE TO (C-2) GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY DESCRIBED AS A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6); 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, an 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 (R-A) Residential Agriculture; 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 (C-2) General Commercial District 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 of the affected property 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 the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; 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. 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 the present classification of R-A Residential Agriculture to C-2 General Commercial District for the following property:

A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

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 8TH DAY OF OCTOBER, 2026.

_____
Gary Gilbert, Mayor
City of La Vernia

ATTEST:

_____
Madison Farrow, City Secretary
City of La Vernia

APPROVED AS TO FORM:

_____
City Attorney's Office

ATTACMENT A

Date Received _____
Permit/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 FLP Development LLC c/o TKC CCCLXXXVII, LLC

Mailing Address P.O. Box 10, La Vernia, TX 78121

Telephone 704-365-6000 Fax _____ Mobile _____ Email wfulton@thekeithcorp.com

Property Address/Location _____ Hwy 87, La Vernia, TX (see site map)

Legal Description
Name of Subdivision La Vernia TSC (Lot 1, Block 1), Acres 6.512

Lot(s) 1 Block(s) 1 Acreage 6.512

Existing Use of Property Vacant Land

Proposed Use of Property (attach additional or supporting information if necessary) New Tractor Supply Company store (23,729 SF Building w/25,000 SF Fenced Outdoor Display, 3,000 SF Trailer & Equipment Displa and 4,090 SF Sidewalk Display Area)

Zoning Change Request: Current Zoning R-A Proposed Zoning C-2

If "PDD Planned Development District", check if: Concept Plan N/A *or* Detail Plan N/A

Reason for request (please explain in detail and attach additional pages if needed) The proposed zoning (C-2) will allow a new Tractor Supply Company (TSC) prototoype store.

Attachments:

X Accurate metes and bounds description of the subject property (or other suitable legal description)

X 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.

X 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:

Project Mgr.
Signature of Owner(s)/Agent

9-3-26
Date

For Office Use Only

Date of Publication _____
Date of 200 Ft Notices _____
Ordinance No. _____

Date of P&Z Public Hearing _____
Date of Council Public Hearing _____
Approved _____ Denied _____

NOTARY PUBLIC STATE OF TEXAS
BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

My Commission Expires June 21ST 2028

September 2, 2026

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

RE: Zone Change Application – Tractor Supply

I, FLP DEVELOPMENT LLC, am the owner of the property located along US Hwy 87 in La Vernia, TX (PID# 12405 - *pending approved subdivision to create La Vernia TSC, Lot 1 Block, Acres 6.512*).

Jeffrey Pierdolla Mgr.

FLP DEVELOPMENT LLC
Owner

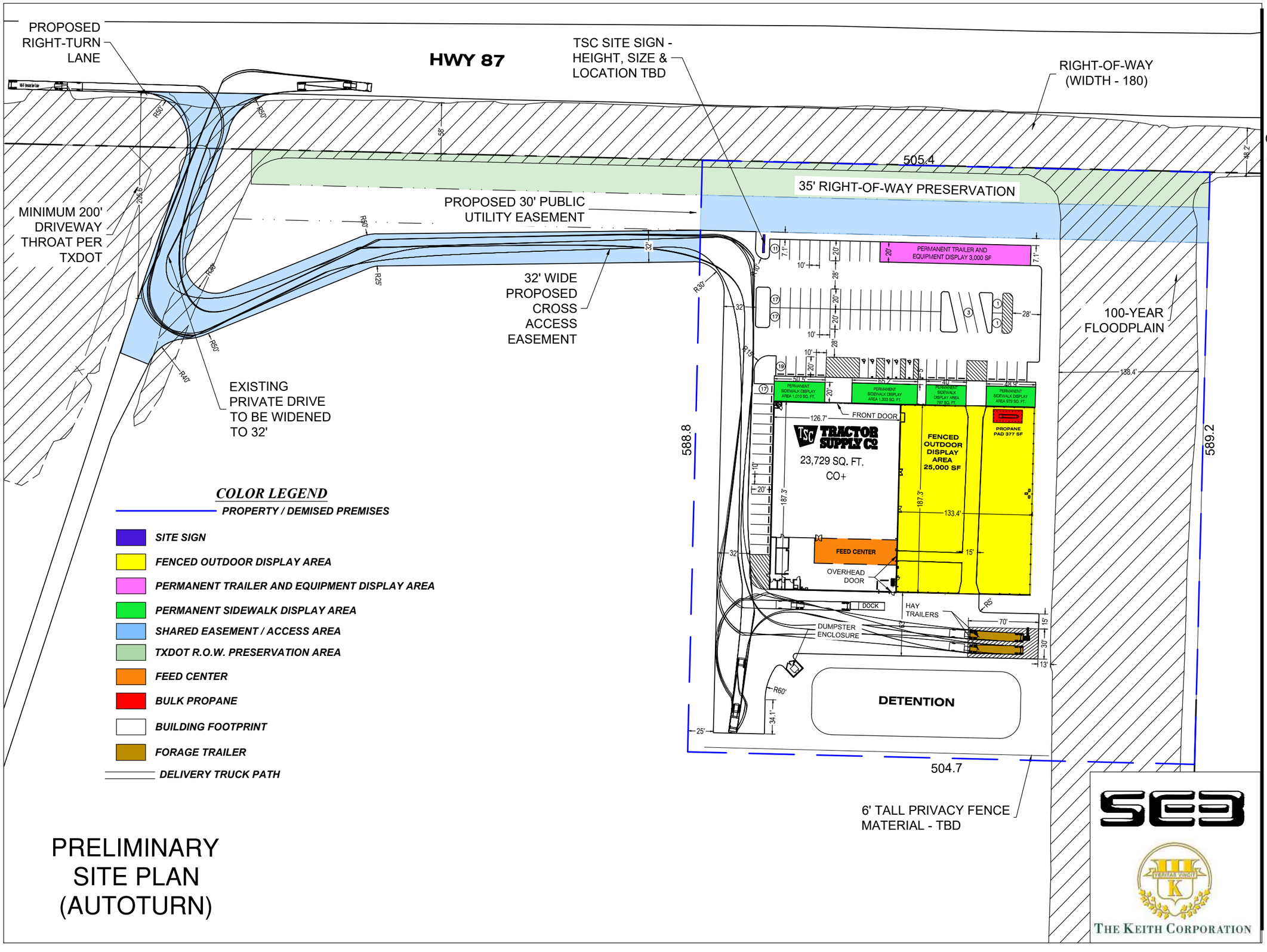
State of Texas §
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Jeffrey Pierdolla, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 3RD day of September, 20 26.

NOTARY PUBLIC STATE OF TEXAS
BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

my Commission Expires June 21st 2028



COLOR LEGEND

- PROPERTY / DEMISED PREMISES
- SITE SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- SHARED EASEMENT / ACCESS AREA
- TXDOT R.O.W. PRESERVATION AREA
- FEED CENTER
- BULK PROPANE
- BUILDING FOOTPRINT
- FORAGE TRAILER
- DELIVERY TRUCK PATH

PRELIMINARY SITE PLAN (AUTOTURN)

0 90' 180'

SCALE: 1"= 90'
(11X17)

PROJECT INFORMATION

SITE AREA	
LOT	± 6.83 AC
TOTAL	± 6.83 AC

PARKING COUNT SUMMARY		
TSC	23,729 SF	86 SP
TOTAL PROVIDED		86 SP
REQUIRED BY CITY		
PER CITY COORDINATION		77 SP
TOTAL REQUIRED		77 SP

ZONING CLASSIFICATION	
EXISTING	R-A
PROPOSED	C-2

REQUIRED SETBACKS	
FRONT	25'
SIDE	5'
REAR	5'

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/5/26	SITE PLAN	GMH

SGS

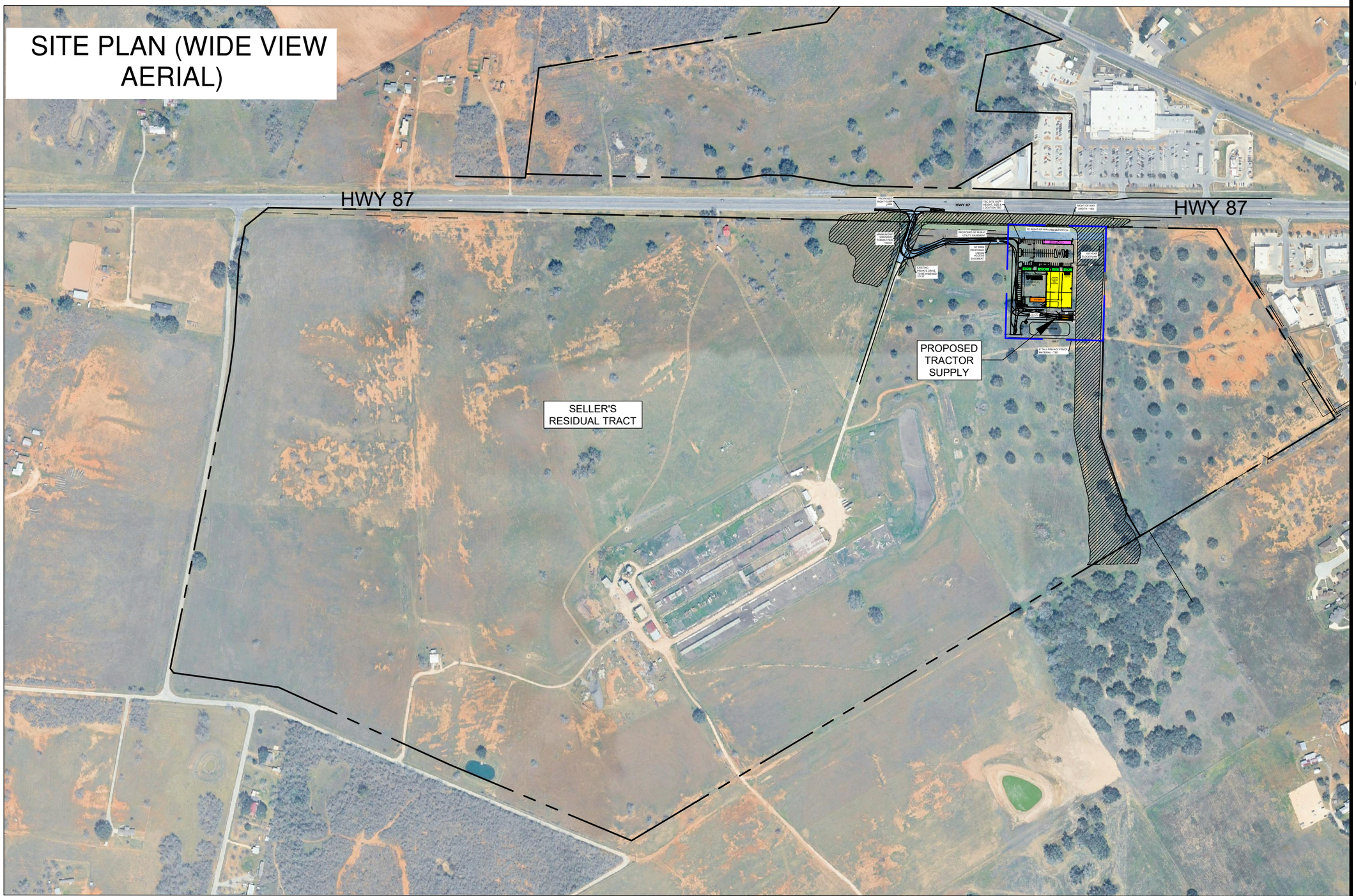
THE KEITH CORPORATION

CO+ PROTOTYPE

TSC
LA VERNIA, TX

101

SITE PLAN (WIDE VIEW AERIAL)



N

0 500' 1000'

SCALE: 1"= 500'
(11X17)

PROJECT INFORMATION

SITE AREA	
LOT	± 6.83 AC
TOTAL	± 6.83 AC

PARKING COUNT SUMMARY		
TSC	23,729 SF	86 SP
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REQUIRED BY CITY PER CITY COORDINATION		77 SP
TOTAL REQUIRED		77 SP

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PROPOSED	C-2

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DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/5/26	SITE PLAN	GMH

CO+ PROTOTYPE

TSC

LA VERNIA, TX

Doc 00034350 Bk OP V

6

Deed in Lieu of Foreclosure

Date: 3-17-14, 2014

Grantor: P-Bar Development Co.

Grantor's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Grantee: FLP Development, LLC

Grantee's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Note: That certain Promissory Note dated September 14, 2012, executed by P-Bar Development Co., LLC, payable to the order of F-4 Cattle Co., Inc. in the original principal amount of One Million, Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00).

Deed of Trust: Dated September 14, 2012 from P-Bar Development Co., LLC to North O. West, Trustee.

Consideration: TEN AND NO/100 DOLLARS ($10.00) and further the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, except that no release is given of any liens or warranties of title and further except that the indebtedness under the Note is not canceled or extinguished.

Property (including any improvements): Being 306.937 acres of land, more or less, and being approximately 188.807 acres out of the F. Herrera Survey No. 6, Abstract 15, approximately 101.43 acres out of the J.H. San Miguel Survey No. 129, Abstract 290, and approximately 16,637 acres out of the Y. P. Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172.15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101.255 acre tract described in Volume 658, Page 567, the remaining portion of a 46.68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1.44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2.799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas, and the said 306.937 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty: The liens described in this Deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantor, for the Consideration and subject to 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, except as to the Exceptions to Conveyance and Warranty.

Conveyance in Lieu of Foreclosure. This Deed and the conveyances being made are executed, delivered, and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens and as an absolute conveyance to Grantee of all right, title and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

Continuing Nature of Lien. Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the performance of the obligations under the Deed of Trust. The Deed of Trust lien is not released or relinquished in any manner, and the indebtedness, obligations, and lien will remain valid and continuous and in full force and effect, unless and until the indebtedness, obligations, and liens are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

Nonmerger. Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct.

GRANTOR: P-BAR DEVELOPMENT CO., LLC

By: Fred L. Pierdolla, Manager
JR

GRANTEE: FLP DEVELOPMENT, LLC

By: Fred L. Pierdolla, Manager
JR

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

STATE OF TEXAS §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of P-Bar Development Co., LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

STATE OF Texas §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of FLP Development, LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S. McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

FT

AFTER RECORDING, RETURN TO:

William H. Oliver
PIPKIN & OLIVER, L.L.P.
1020 N.E. Loop 410, Suite 810
San Antonio, TX 78209
Telephone: (210) 820-0082
Facsimile: (210) 820-0077

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

EXHIBIT A

FIELD NOTES

April 17, 2001

BEING 306 937 acres of land, more or less, and being approximately 188 807 acres out of the F Herrera Survey No. 6, Abstract 15, approximately 101 430 acres out of the J H San Miguel Survey No 129, Abstract 290, and approximately 16 637 acres out of the Y P Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172 15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101 255 acre tract described in Volume 658, Page 567, the remaining portion of a 46 68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1 44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas and being more particularly described as follows·

BEGINNING at an iron rod set in the existing south R O W line of U S Highway 87 at the intersection with the cut-off line to the existing east R O W. line of Dunn Road (County Road #361) for the northwest corner of this tract, said point also being the most northerly corner of the above referenced 0 43 acre tract.

THENCE, along said south R O W line S 86°43'00" E, 965 50 feet to a concrete marker found in same for an angle point and S 86°23'00" E, (Ref Brg) 3934 34 feet to an iron rod found in same for the northeast corner of this tract and the northwest corner of a 1 561 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas,

THENCE, S 29°46'12" E, passing the original west line of a 20 000 acre tract described in Volume 985, Page 745 of the Official Records of Wilson County, Texas at 542 97 feet and continuing into said 20 000 acre tract a total distance of 1153 12 feet to an iron rod found for the southeast corner of this tract and the southeast corner of a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas.

THENCE, S 61°09'50" W, along the common fence line with a 15-acre tract described in Volume 1048, Page 77 of the Official records of Wilson County, Texas, passing the southwest corner of said 2 799 acre tract at 400.00 feet and continuing along said common fence line a total distance of 1121.72 feet to an iron rod found for an angle point of this tract;

THENCE, S 61°20'42" W, along the common line with a 21.186 acre tract described in Volume 893, Page 862 of the Official Records of Wilson County, Texas passing the corner of same at a called 799 61 feet and continuing along the common line with a 180.486 acre tract described in Volume 593, Page 671 of the Deed Records of Wilson County, Texas a total distance of 3115 67 feet to an iron rod found in the existing northeast R O W line of County Road #359 for the most southerly corner of this tract and the most southerly corner of the above referenced 101 255 acre tract,

Page 2
(306 937 acres)

THENCE, along said northeast R.O.W. lins as follows
N 65°03'34" W, 1015.67 feet to an iron rod set for an angle point,
N 63°25'49" W, 971 47 feet to an iron rod set for an angle point, and
N 79°56'29" W, 546 97 feet to an iron rod set at the intersection with the cut-off line to the existing east R O W line of County Road #361 for a corner of this tract,

THENCE, N 34°34'53" W, 29 42 feet along said cut-off line to an iron rod found in the said east R O W line for a corner of this tract,

THENCE, along the existing fenced east R O W. line as follows
N 13°36'16" E, 1562 45 feet to a fence post for an angle point,
N 09°52'00" E, 165 61 feet to a fence post for an angle point,
N 05°49'29" E, 416 20 feet to a fence post for an angle point, and
N 12°43'50" E, 173.62 feet to an iron rod set at the intersection with the cut-off line to the existing south R O W line of U S Highway 87,

THENCE, N 53°09'00" E, 153 00 feet along said cut-off line to the POINT OF BEGINNING and containing 306 937 acres of land, more or less

Note: Plat also prepared this day

J M Butz, Jr
Registered Professional Land Surveyor
No 2024

FN01-107



Doc 00034350 Bk OP Vol 1785 Pg 284

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Apr 24,2014 at 11:53A

As a Recording

Document Number: 00034350
Total Fees : 46.00

Receipt Number - 165249
By,
Yvonne G Garcia,

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1785 and Page: 279 of the named records of: Wilson County as stamped hereon by me.

Apr 24,2014

Erika S Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

LEGAL PUBLIC NOTICE

NOTICE OF PUBLI
PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION AND REPLAT LA VERNIA PLANNING AND ZONING COMMISSION & CITY COUNCIL

The La Vernia Planning and Zoning Commission will hold a public hearing on Tuesday, October 6th, 2026, at 6:30 p.m & La Vernia City Council on Thursday, October 8th, 2026, at 6:30 p.m in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone and replat A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

All property subject to the rezoning and replat is located in Wilson County, Texas.

From present classification of R-A Residential Agriculture to C-2 General Commercial District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farrow, 830-779-4541x [illegible]row@lavernia-tx.gov

If you require auxiliary aids or services to participate, please contact City Hall at least 48 hours in advance.

NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of: **FLP Development LLC c/o TKC CCCLXXXVII, LLC.**

Property: Current Legal Description: **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6) proposed** as a General Commercial District.

Request: to change from current zoning R-A Residential Agriculture to C-2 General Commercial District .

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 lets you provide your written opinion of the request. This will aid the Planning & Zoning Commission in making a recommendation to the City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, October 6th, 2026, at 6:30 pm & City Council on Thursday, November 13th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5

_____
Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** the proposed re-zone for the property- Current Legal Description: Current Legal Description: **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)** proposed to be General Commercial District.

Name:_____

Address:_____

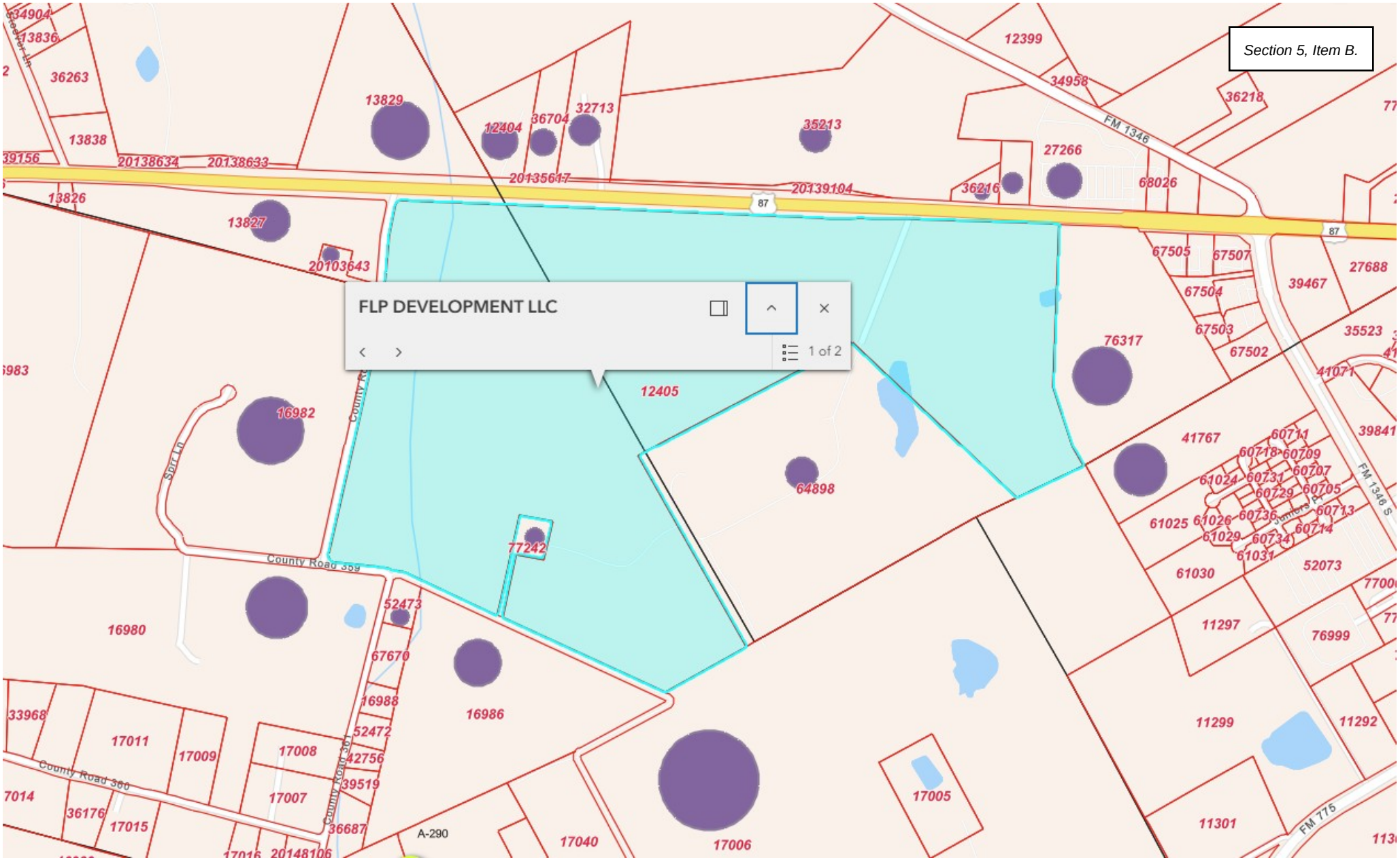
Signature:_____ Date: _____

Comments: _____

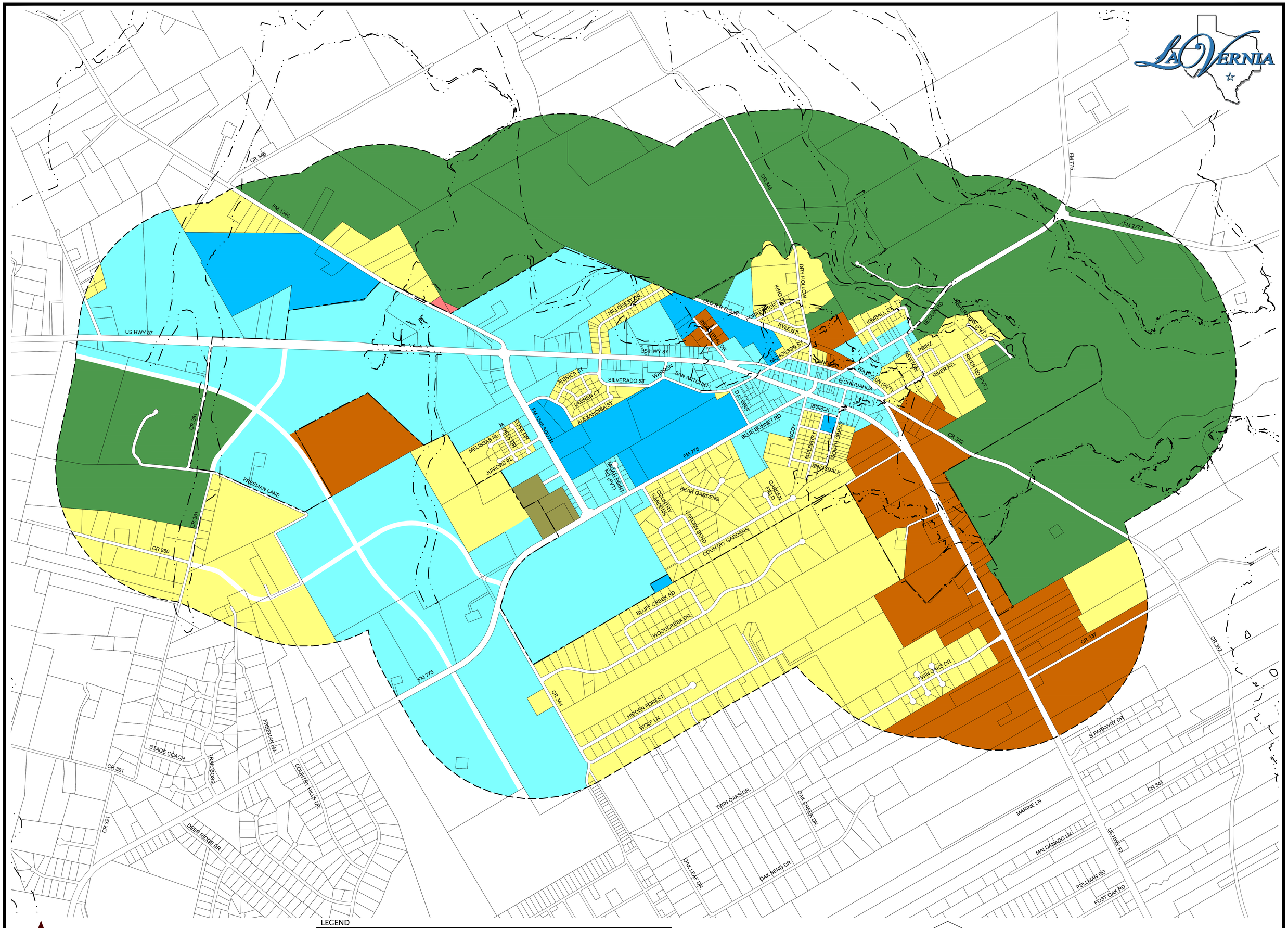
By State Law – Unsigned submission cannot be counted as an official comment.

#	Property Owner / Entity	Mailing Address	City, State ZIP
1	Schroeder Donald H & Ella Ray (LTE)	PO Box 88	La Vernia, TX 78121
2	Pierdolla Brandon Wade	PO Box 1353	La Vernia, TX 78121
3	FLP Development LLC	PO Box 10	La Vernia, TX 78121
4	Nious Albert Est. / C/O Resa Garrett	6001 Almelo Dr	Round Rock, TX 78681
5	Hollis W Pierdolla Trust	PO Box 691	La Vernia, TX 78121
6	HEB Grocery Company LP	646 S Flores St	San Antonio, TX 78204
7	Beaver Tommy G Jr. & Gail L	7545 Hwy 87 E	San Antonio, TX 78263
8	NP Homes LLC	21911 Ranier Ln	San Antonio, TX 78260-3525
9	HEB Grocery Company LP – Property Tax Dept.	PO Box 839999	San Antonio, TX 78283-3999
10	Trevino Vickie L	15144 US Hwy 87 W	La Vernia, TX 78121
11	Dodson Gator	177 Cibolo Ridge	La Vernia, TX 78121
12	Thayer Clayton Dean & Chelsey Marie	126 CR 361	La Vernia, TX 78121
13	Kosub Lillian M	2023 Dellhaven	San Antonio, TX 78220
14	Rose Will & Karen	PO Box 430	La Vernia, TX 78121
15	Morrison Shane Brandon & Melanie Gaye	151 CR 346	La Vernia, TX 78121

16	First Baptist Church La Vernia	PO Box 279	La Vernia, TX 78121-0279


FLP DEVELOPMENT LLC
1 of 2
12399
34958
36218
FM 1346
13836
36263
13829
12404
36704
32713
35213
27266
13838
20138634
20138633
20135617
20139104
36216
68026
13826
13827
87
20103643
67505
67507
27688
39467
67504
67503
35523
67502
76317
41071
12405
16982
41767
60711
60718
60709
39841
64898
60707
61024
60731
60729
60705
60713
61025
61026
60736
60714
61029
60734
61031
77242
County Road 389
52473
52073
61030
16980
67670
11297
76999
16988
16986
11299
11292
33968
17011
17009
17008
52472
42756
39519
17007
17005
36176
17015
36687
A-290
17040
17006
11301
FM 775
20148106


La Verne City Park
La Verne High School
Grace Bible Church
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Twin Oaks Dr
Dry Hollow Creek
Bonita Creek
Audacity Fitness



LEGEND

- CITY LIMITS LINE
- ETJ LINE
- FLOODPLAIN
- AGRICULTURE
- COMMERCIAL
- MANUFACTURED HOME
- MIXED USE
- PUBLIC
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- RETAIL

NORTH

0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg