



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
February 10, 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 12/09/2025 Planning and Zoning meeting

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. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, 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. 021226-01, a re-zone application for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES**

1.07, requesting to change from the current zoning C-1 Retail District 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 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 **February 05, 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
December 09, 2025
6:30 PM

Section 4, Item A.

MINUTES

1. Call to Order

Kyle Real called the meeting to order at 6:30 PM.

Wayne Robbins, Kyle Real, and Marlin Tanneberger were present. Kevin Hyland was absent, Chris Jacobs was present but signed an Affidavit for his his refusal.

2. Invocation, Pledge of Allegiance and Texas Pledge

Kyle Real 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.)

Chris Jacobs spoke as a citizen. He spoke on the rezone as he is representing the seller. He states the property is surrounded by other commercial zoned properties. The highest and best use for this property is commercial. The business will be a plumbing office, they will be selling plumbing items but mostly shipping them out. He believes this would be good for the city.

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 11/12/2025 Planning and Zoning meeting

Kyle Real made a motion to accept the consent agenda as listed, seconded by Wayne Robbins. 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. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence 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. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:33PM

A.2 Requestor Presentation

The requester was not present.

A.3 Staff Presentation

Interim City Administrator Xavier Millan spoke and read aloud the two 200ft notices that were received, they were both opposed.

A.4 Receive Public Comments

Chris Jacobs spoke as a citizen, he states the property is not fit for residential. He also states it is not near the cul-de-sac and is next to as well as across from properties that are zoned commercial C-1. This will be the best zoning for the property. The business will not cause much traffic because it will mostly be used as an office and to ship items out of.

A.5 Close Public Hearing

The Public Hearing was closed 6:47PM.

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District.

Wayne Robbins states he cant see the proposed business causing much traffic.

Kyle Real states if the business was to sell you can not put much in the C-2 zone so this would not create much light or noise. He also sees no issues as the future land use map shows it as mixed use.

Kyle Real made a motion to recommend to Council, seconded by Marlin Tanneberger, all in favor.

- B. Public Hearing to receive public comments regarding the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19 PID# 27671

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 (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19 PID# 27671

A.1 Open Public Hearing

The Public Hearing was opened @ 6:51PM

A.2 Requester Presentation

The requester was not present.

A.3 Staff Presentation

Interim City Administrator Xavier Millan spoke, he states the city engineer approved. This replat would give the triangle portion to the city for drainage as well as a 15ft easement.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed at 6:54PM.

A.6 Discuss and consider a recommendation to the City Council on the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19 PID# 27671
 Kyle Real made a motion to recommend to Council, seconded by Wayne Robbins, all in favor.

6. Items Specific to Future Line Items on the Agenda

No items were discussed.

7. Adjourn

Kyle Real motioned to adjourn the meeting at 6:54PM, seconded by Wayne Robbins. 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 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 **December 04, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary

Date Received 01-12-2026
 Permit/Receipt No. _____
 Fee Paid \$500.00

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 Donald Rackler

Mailing Address 6491 FM 775, La Vernia, TX 78121

Telephone _____ Fax _____ Mobile _____ Email _____

Property Address/Location 13378 US Highway 87 W., La Vernia, TX 78121

Legal Description
 Name of Subdivision City of La Vernia, Lot 274 (Lot 1 Block 13), Acres 1.07

Lot(s) 1 Block(s) 13 Acreage 1.07

Existing Use of Property Vacant - No Improvements

Proposed Use of Property (attach additional or supporting information if necessary) Drive-thru coffee shop with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating)

Zoning Change Request: Current Zoning C-1 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 for a "Coffee Shop (with Drive Thru)" without the need for a Special Use Permit

Attachments:

- ☒ Accurate metes and bounds description of the subject property (or other suitable legal description)
- ☒ 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.
- ☒ 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:

[Signature]
 Signature of Owner(s)/Agent

01-12-26
 Date

Date of Publication 01-21-2026
 Date of 200 Ft Notices 01-21-2026
 Ordinance No. 021226-01

For Office Use Only

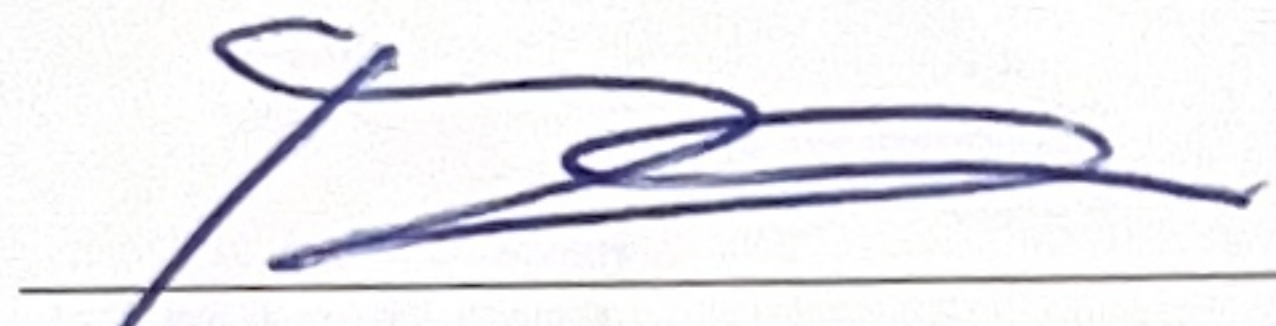
Date of P&Z Public Hearing 02-10-2026
 Date of Council Public Hearing 02-12-2026
 Approved _____ Denied _____

January 12, 2026

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

RE: Zoning Change Application

I, Donald Rackler, am the sole owner of the property located at 13378 US Highway 87 W., La Vernia, TX 78121 (PID#27548).

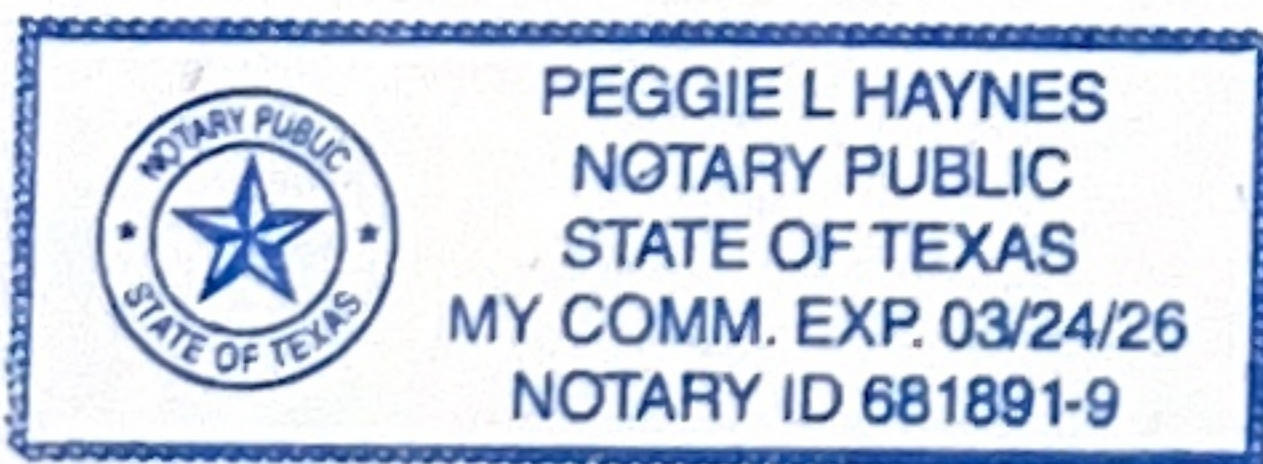


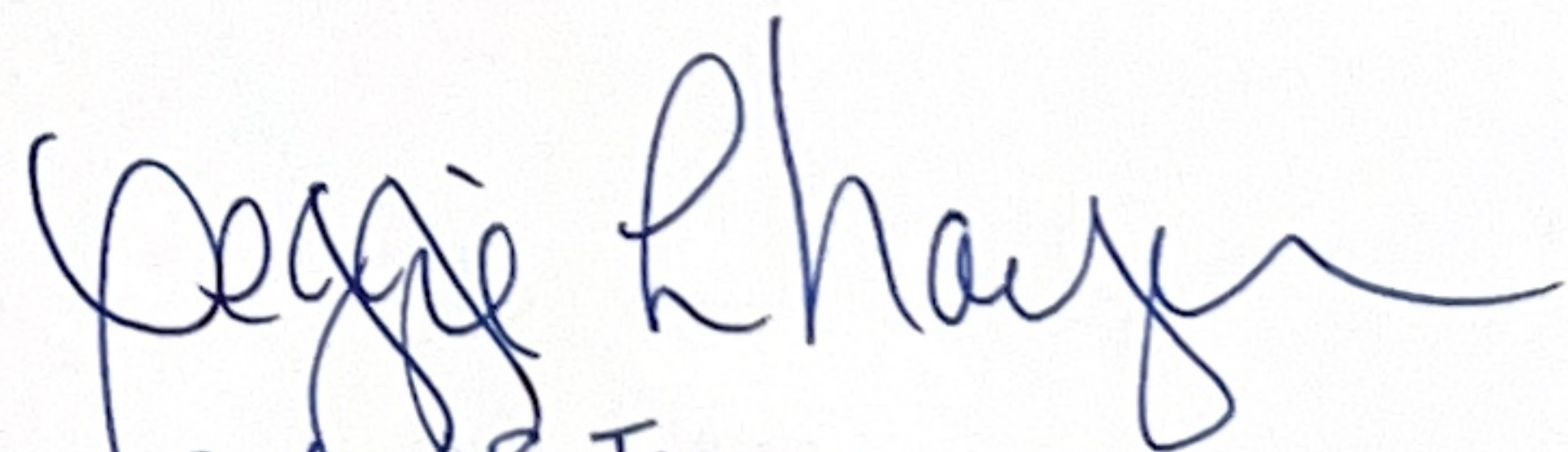
Donald Rackler
Owner

State of Texas §
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Donald Rackler, 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 12 day of January, 2026.




State of Texas
Notary Public

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 1.07 ACRES OF LAND

BEING 1.07 acres of land within the City of La Vernia out of the Juan Delgado Survey No. 8, Abstract 8, Wilson County, Texas and being a part or portion of the land described in a conveyance to Herbert Hild, Jr. in a deed of record in Volume 291, Page 340 of the Deed Records of Wilson County, Texas, a part or portion of the land described in a conveyance to Felix Duelm in a deed of record in Volume 295, Page 404 of the Wilson County Deed Records, and a part or portion of the land described in a conveyance to Patricia Haynes in a deed of record in Volume 897, Page 698 of the Wilson County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch rebar with a "Pollok & Sons" cap in the north right-of-way of U.S. Highway No. 87 at the south end of a flare with the south right-of-way of Spur 321 for the southwest corner of this tract;

THENCE North 21° 42' 16" East, with said flare, a distance of 39.40 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap in said south right-of-way of Spur 321 at the north end of said flare for the northwest corner of this tract;

THENCE South 86° 19' 38" East, with said right-of-way of Spur 321, a distance of 308.79 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a corner;

THENCE continuing with said right-of-way and with a curve to the right having a radius of 1291.07 feet; a central angle of 09° 08' 28"; a length of 205.98 feet and a chord bearing of South 74° 18' 45" East, and chord distance of 205.76 feet to a set 1/2 inch rebar at the intersection of the south right-of-way of Spur 321 and the northwest right-of-way of Nicholson Street for the east corner of this tract;

THENCE South 59° 15' 00" West, (the record bearing for this survey per the deed-Vol. 291, Pg. 340) with said right-of-way of Nicholson Street, a distance of 197.74 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the east corner of this tract on the northerly right-of-way line of U.S. Highway No. 87 for the south corner of this tract;

THENCE North 68° 17' 44" West, with said right-of-way, a distance of 255.46 feet to a found 1/2 inch pin for an angle point;

THENCE North 68° 11' 08" West, continuing with said right-of-way, a distance of 122.29 feet to the **POINT OF BEGINNING** containing 1.07 acres of land as shown on a plat that accompanies this description.

POLLOK & SONS SURVEYING, INC.

Larry J. Pollok, R.P.L.S. No. 5186
April 26, 2006



EXHIBIT "A"

ref: 06-0240
11080604



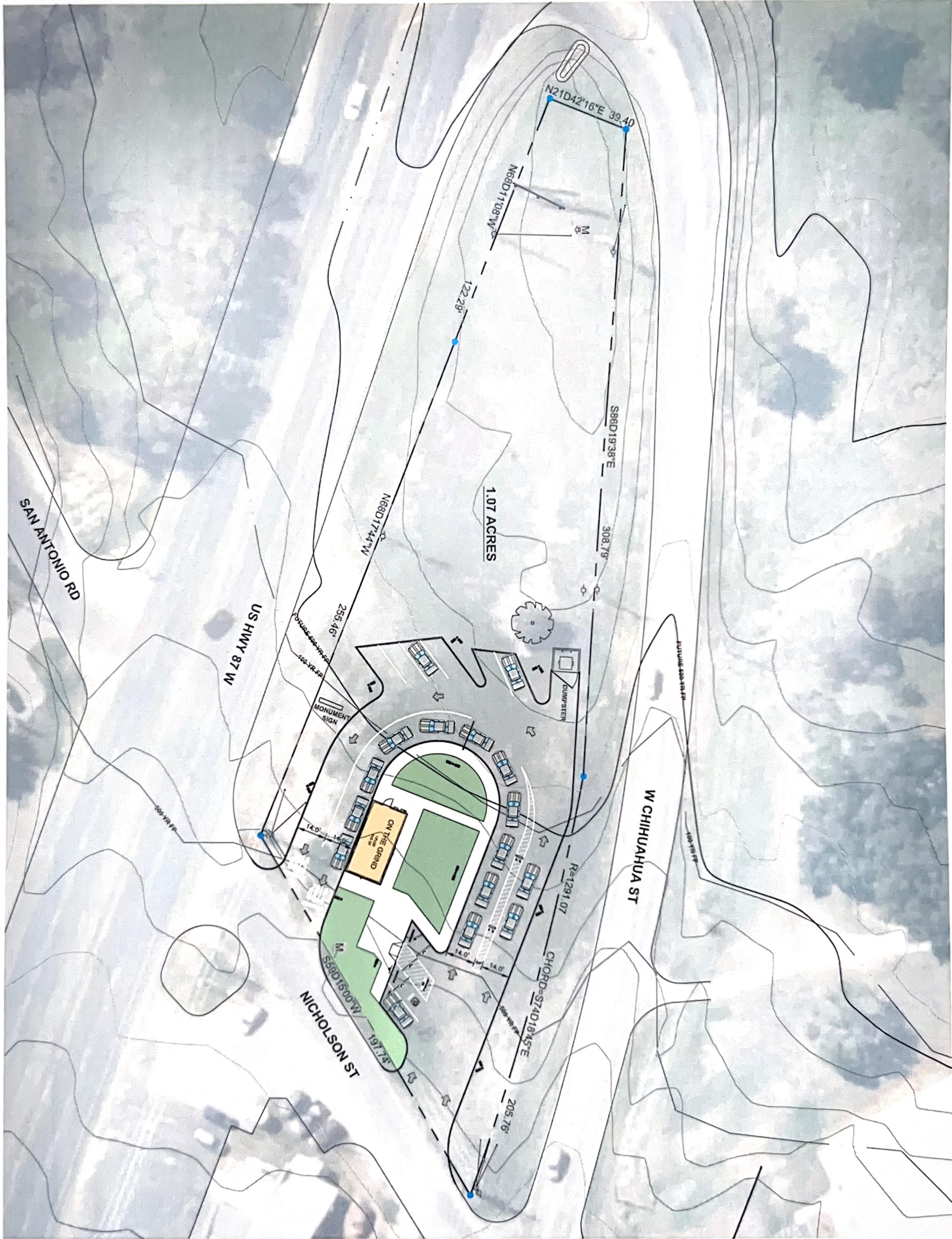
NUMBER	PID	PROPERTY OWNER	MAILING ADDRESS
1	27345	DANIEL J & MARY HUGHES	96 FM 1346, LA VERNIA, TX 78121-4033
2	27346	HOPE ASSEMBLY OF GOD CHURCH LA VERNIA	PO BOX 38, LA VERNIA, TX 78121
3	27347	HOPE ASSEMBLY OF GOD CHURCH LA VERNIA	PO BOX 38, LA VERNIA, TX 78121
4	27348	HOPE ASSEMBLY OF GOD	PO BOX 38, LA VERNIA, TX 78121
5	27427	LA VERNIA MINISTERIAL ALLIANCE	PO BOX 168, LA VERNIA, TX 78121
6	27546	LISA A SNYDER	134 RANCH COUNTRY DRIVE, LA VERNIA, TX 78121
7	27544	PLUM 191 LTD	PO BOX 338, FLORESVILLE, TX 78114
8	27542	DARYL C CURRIER MD	PO BOX 98, STOCKDALE, TX 78160-0098
9	27543	EDGAN EDWARD ELIZONDO	PO BOX 1667, ADKINS, TX 78101
10	27641	KK&E LLC	31007 WINDMILL LANE, BULVERDE, TX 78163
11	27658	AULTMAN ENTERPRISE LLC	1876 CR 342, LA VERNIA, TX 78121
12	27657	HIEH & HANH NGUYEN NGO	6930 COMANCHE VIEW, SAN ANTONIO, TX 78233-3042
13	27656	THE SHED LC	907 CR 347, LA VERNIA, TX 78121
14	27671	MK REAL ESTATE LLC	6051 FM 3009, SUITE 248, SCHERTZ, TX 78154-3434
15	27676	CADILLAC ALLIANCE PROPERTIES LLC	14255 BLANCO ROAD, SAN ANTONIO, TX 78216-7718



MEALS★MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291

200' OFFSET
BOUNDARY
EXHIBIT



OPTION 1

SCHEMATIC SITE PLAN

ON THE GRIND

REV. 1

NORTH



DATE 12/25/25
SCALE 1/4\"/>



LA VERNIA



LEGAL PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Section 5, Item A.

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

The La Vernia Planning and Zoning Commission will hold a public hearing on Tuesday, **February 10, 2026**, at **6:30 p.m.** & La Vernia City Council on Thursday, **February 12, 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 13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07

All property subject to the rezoning is located in Wilson County, Texas. From present classification of C-1 Retail District 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, 830-779-4541x5, Mfarrow@la-vernia-tx.gov. 13

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: **Donald Rackler** the landowner.

Property: Current Legal Description: **13378 US HWY 87 W LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07** proposed as a C-2 General Commercial District.

Request: to change from current zoning C-1 Retail District 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, February 10th, 2026, at 6:30 pm & City Council on Thursday, February 12th, 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: **13378 US HWY 87 W LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07** proposed as a C-2 General Commercial District.

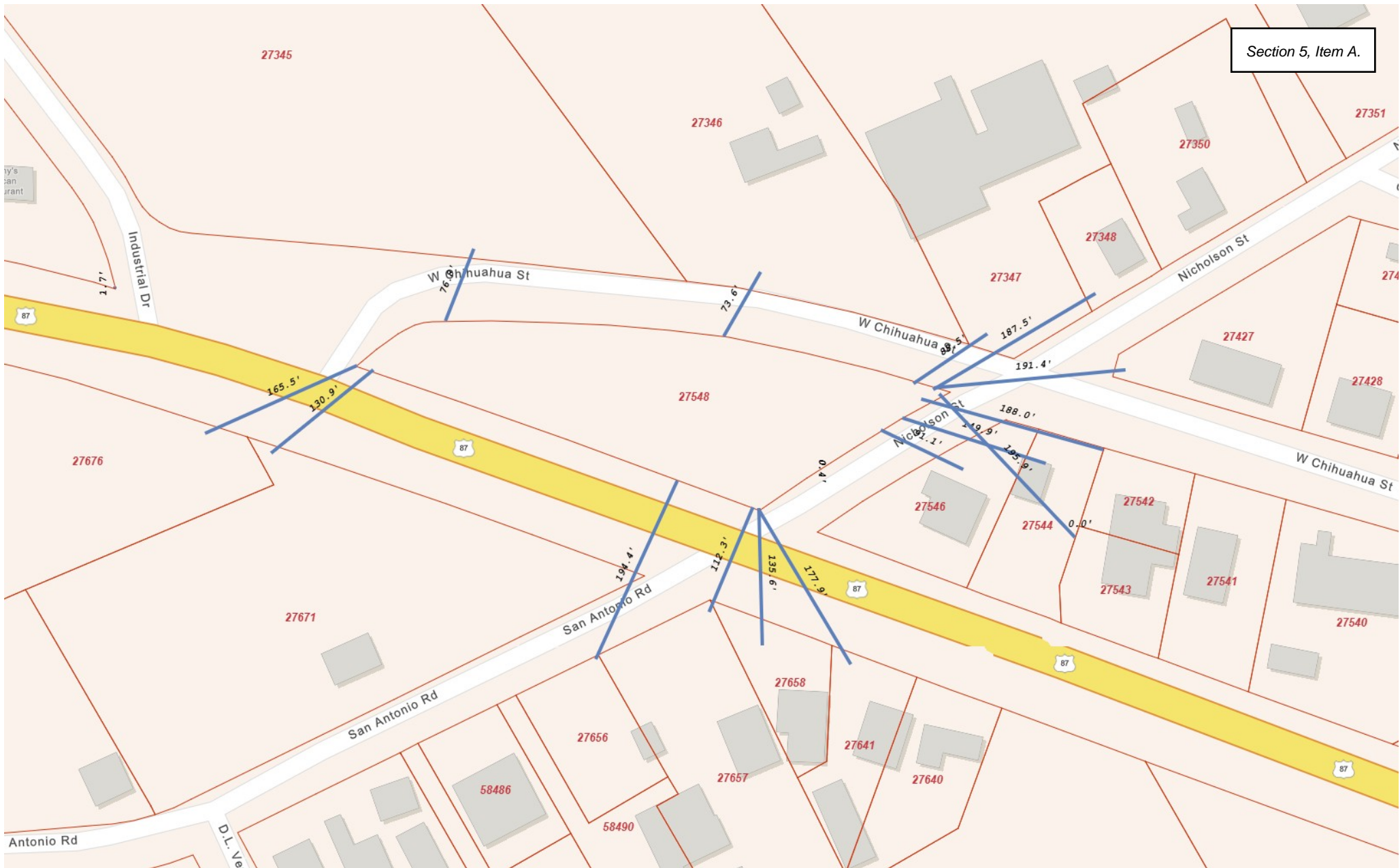
Name: _____

Address: _____

Signature: _____ Date: _____

Comments: _____

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



200 ft mail out addresses

1. Name:, HUGHES DANIEL J & MARY
2. Mailing Address:, 96 FM 1346
LA VERNIA, TX 78121-4033
3. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
4. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121
5. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
6. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121
7. Name:, HOPE ASSEMBLY OF GOD
8. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121
9. Name:, LA VERNIA MINISTERIAL ALLIANCE
10. Mailing Address:, PO BOX 168
LA VERNIA, TX 78121
11. Name:, SNYDER LISA A
12. Mailing Address:, 134 RANCH COUNTRY DR
LA VERNIA, TX 78121
13. Name:, PLUM 191 LTD
14. Mailing Address:, PO BOX 338
FLORESVILLE, TX 78114
15. Name:, CURRIER DARYL C MD
16. Mailing Address:, PO BOX 98
STOCKDALE, TX 78160-0098

17. Name:, ELIZONDO EDGAN EDWARD

18. Mailing Address:, PO BOX 167
ADKINS, TX 78101

19. Name:, KK&E LLC

20. Mailing Address:, 31007 WINDMILL LANE
BULVERDE, TX 78163

21. Name:, AULTMAN ENTERPRISE LLC

22. Mailing Address:, 1876 CR 342
LA VERNIA, TX 78121

23. Name:, NGO HIEN & HANH NGUYEN

24. Mailing Address:, 6930 COMANCHE VW
SAN ANTONIO, TX 78233-3042

25. Name:, THE SHED LC

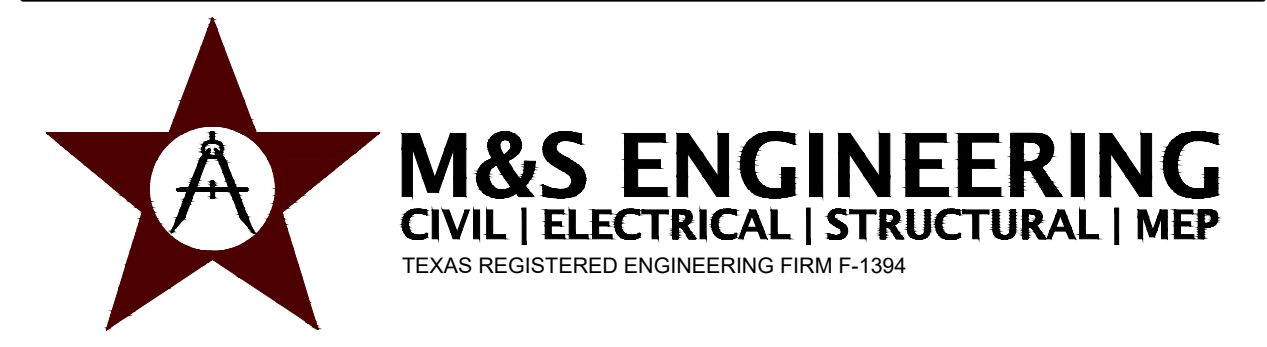
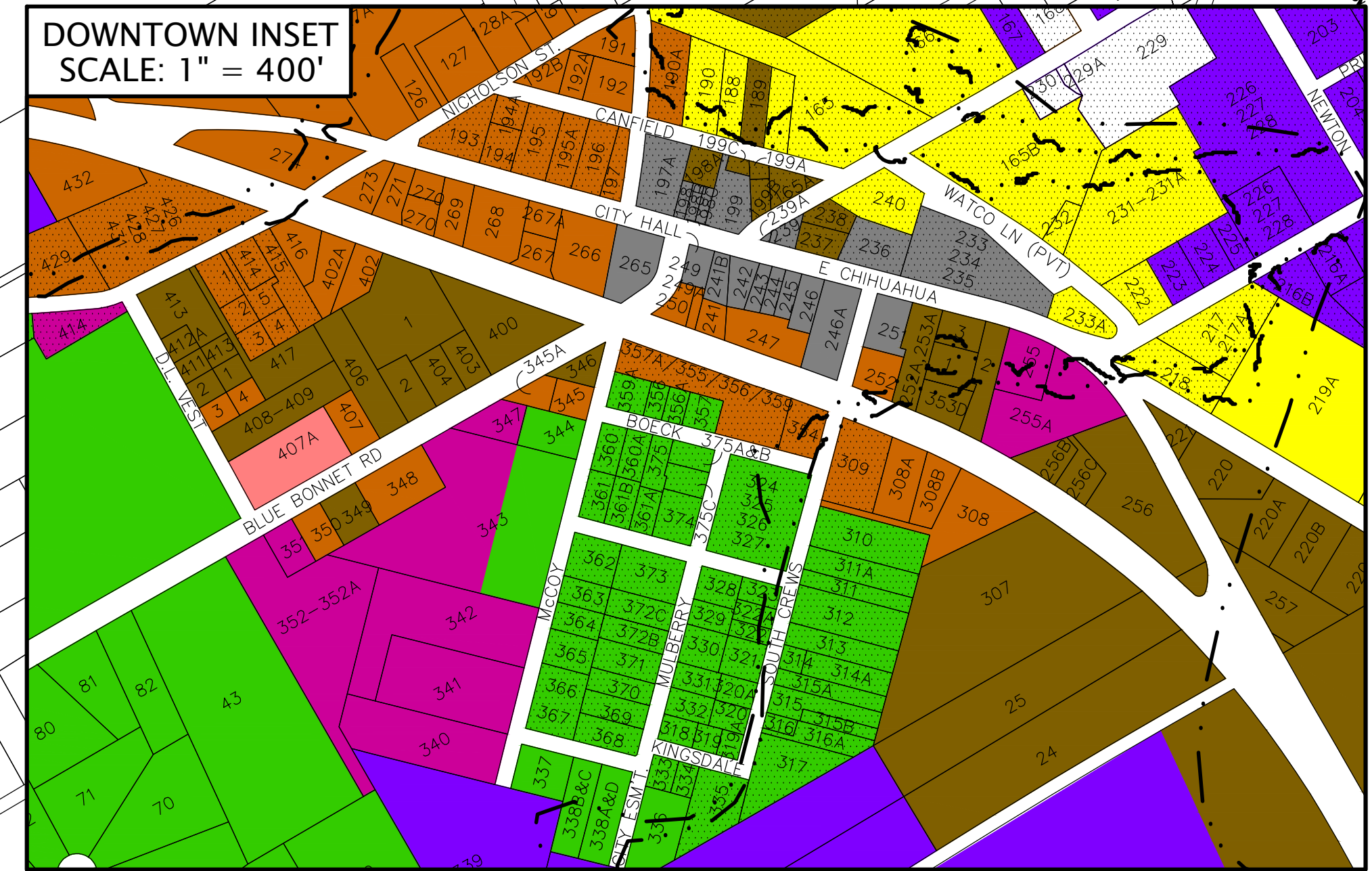
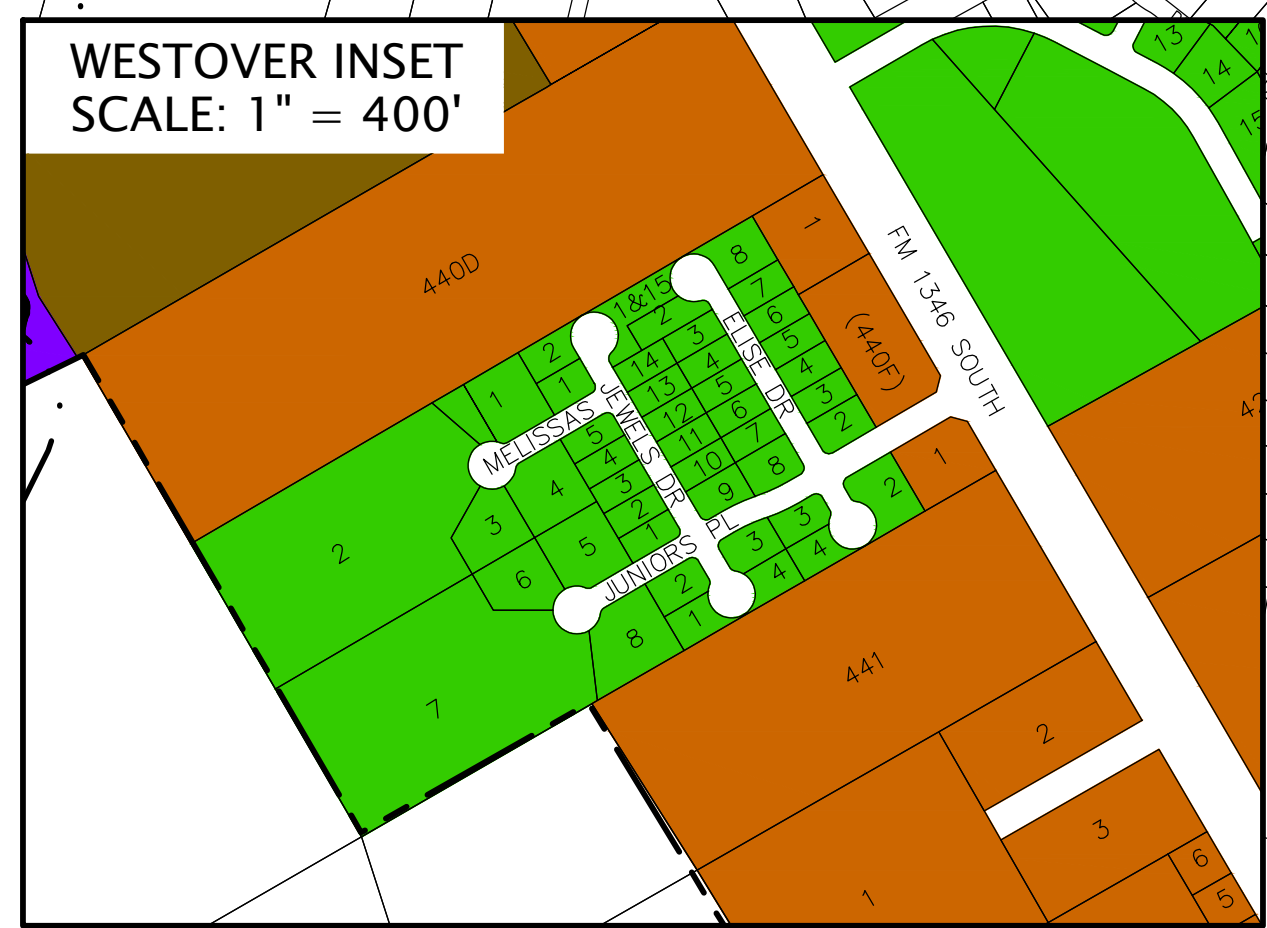
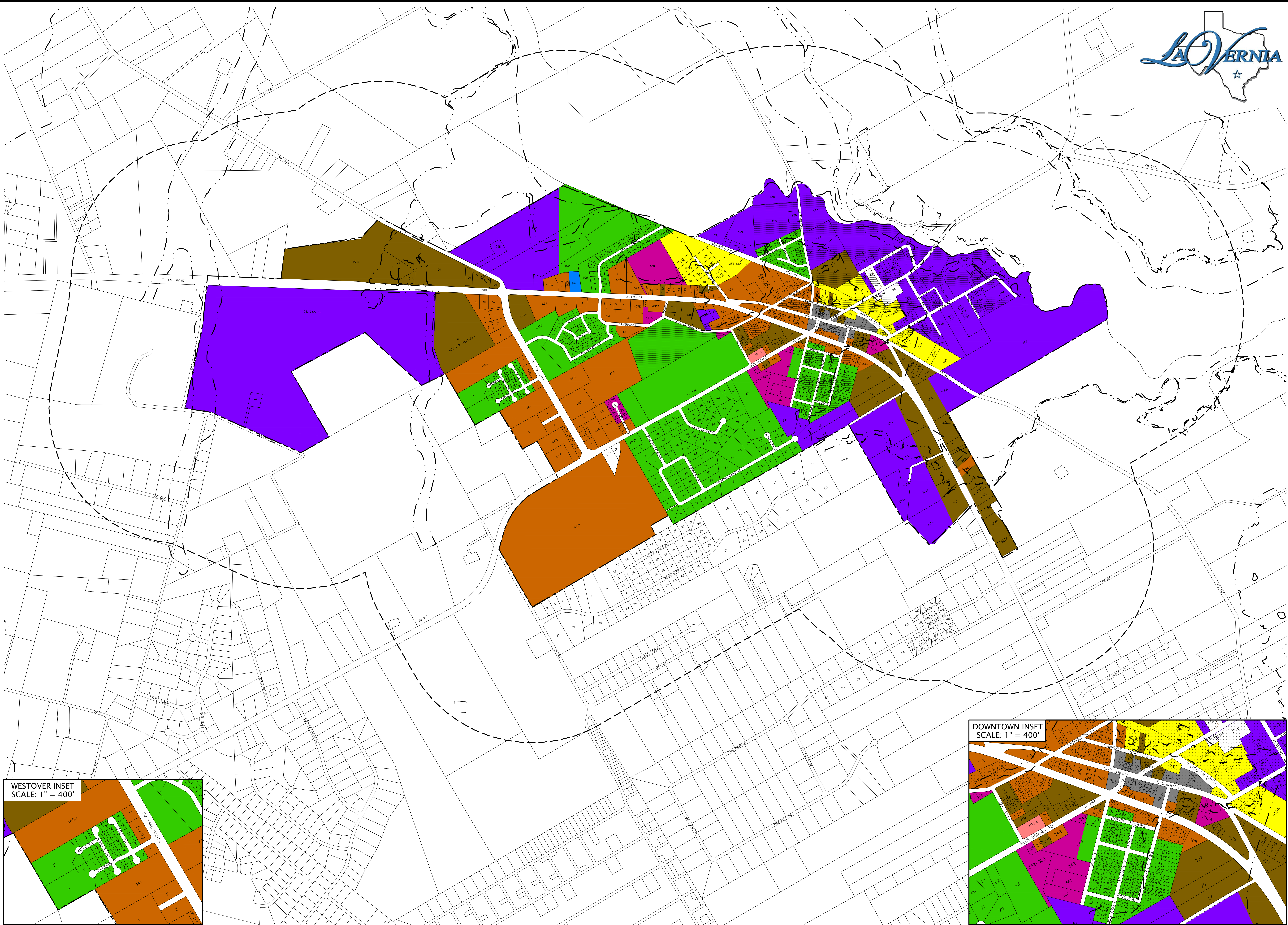
26. Mailing Address:, 907 CR 347
LA VERNIA, TX 78121

27. Name:, MK REAL ESTATE LLC

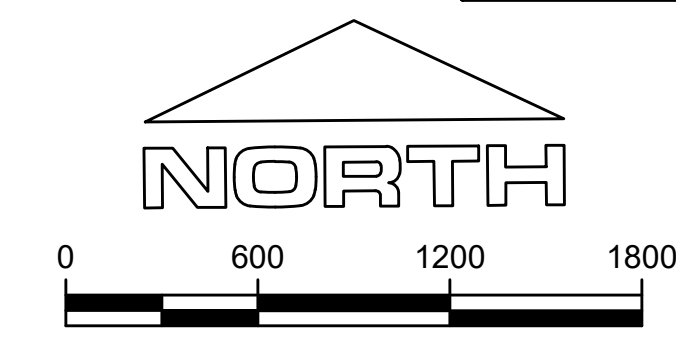
28. Mailing Address:, 6051 FM 3009
STE 248
SCHERTZ, TX 78154-3434

29. Name:, CADILLAC ALLIANCE PROPERTIES LLC

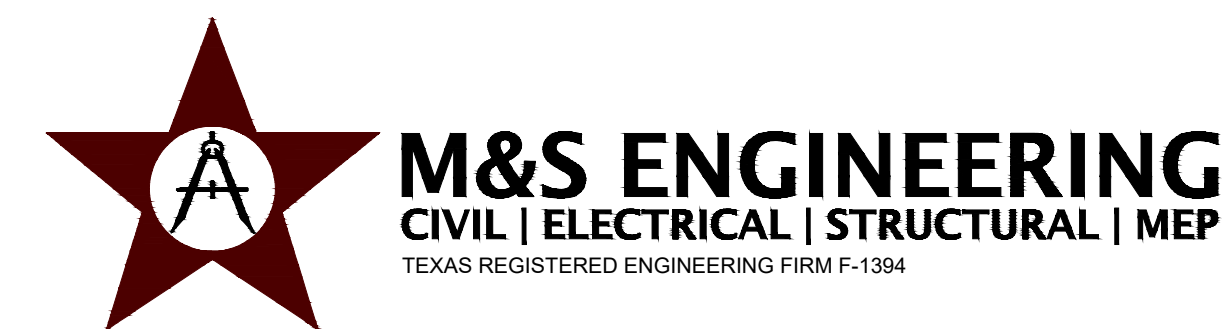
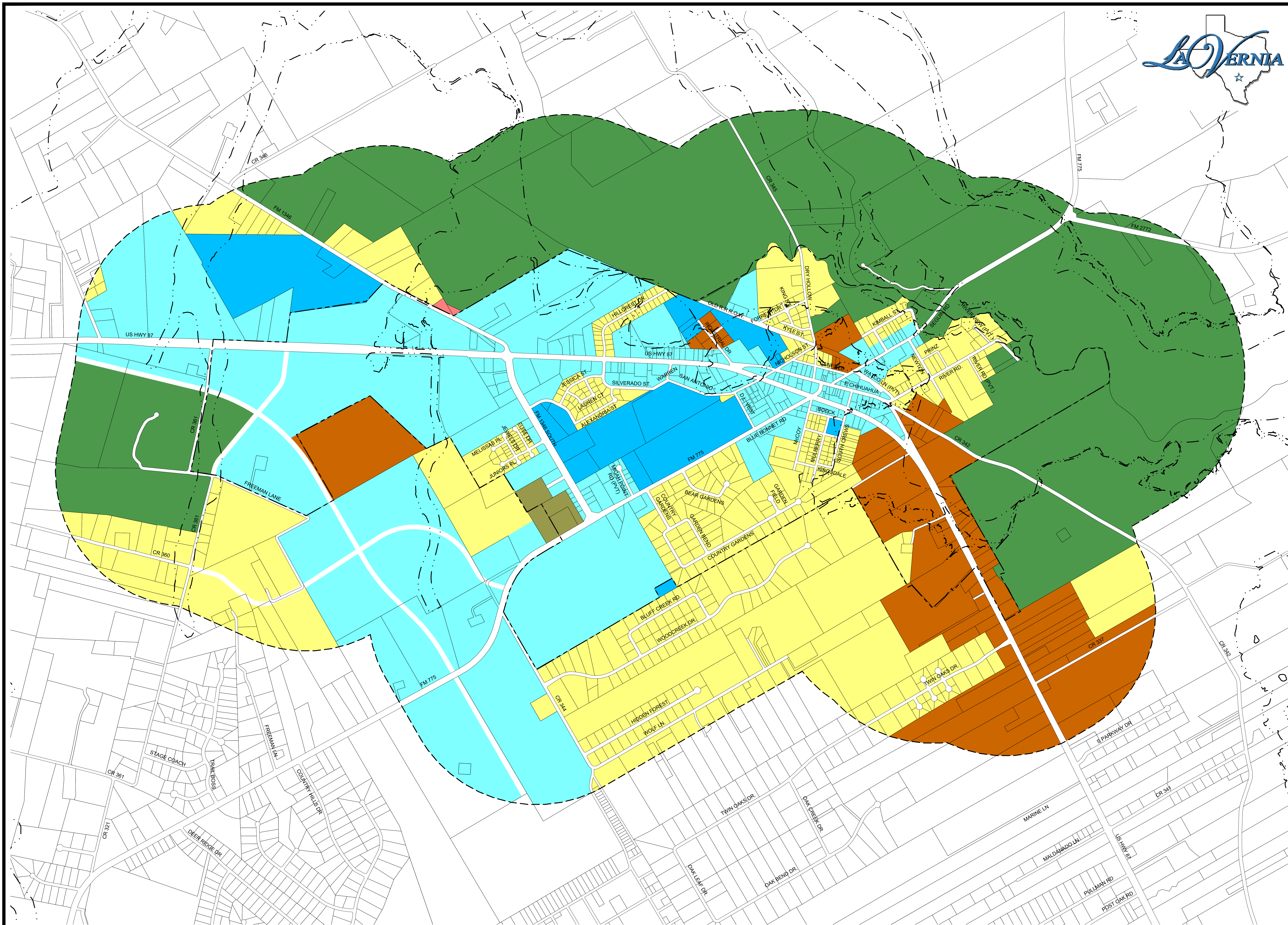
30. Mailing Address:, 14255 BLANCO RD
SAN ANTONIO, TX 78216-7718



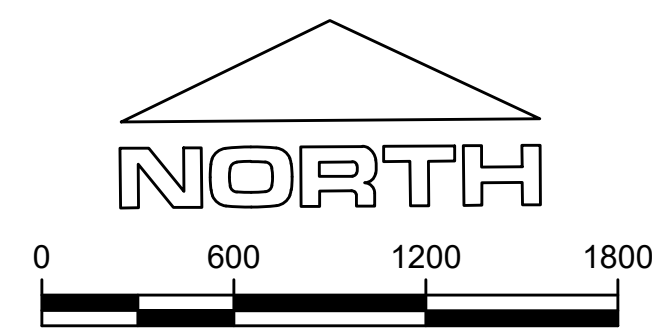
LEGEND		
--- CITY LIMITS LINE	R-A SINGLE FAMILY AGRICULTURE	C-2 GENERAL COMMERCIAL
--- ETJ LINE	R-1 SINGLE FAMILY	C-B CENTRAL BUSINESS
... FLOODPLAIN	R-2 GENERAL RESIDENCE	I-2 INDUSTRIAL
OLD TOWN OVERLAY	C-1 RETAIL	MH MOBILE HOME AREA
		H HISTORICAL



ZONING MAP
CITY OF LA VERNIA, TEXAS
DATE: MARCH 2020



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



FUTURE LAND USE MAP
CITY OF LA VERNIA, TEXAS
DATE: MARCH 2020