



City of La Vernia

ZONING BOARD OF ADJUSTMENT

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

June 11, 2026

6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Consent Agenda**
(All consent agenda items are considered routine by the Zoning Board of Adjustments and will be enacted by one motion. There will be no separate discussion of these items unless a Board member requests an item be removed and considered separately.)
 - A. Minutes from the 08/22/2024 ZBOA Meeting
4. **Discussion & Action**
 - A. Discuss and consider action on Sign Variance located at La Vernia Car Wash
5. **Items Specific to Future Line Items on the Agenda**
6. **Adjourn**

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order to 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 City Council 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 Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible 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 if the above named La Vernia Zoning Board of Adjustment 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 **June 03, 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



ZONING BOARD OF ADJUSTMENT

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

August 22, 2024

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order @6:30pm

Martin Poore, Dianell Recker, Justin Oates, Gary Gilbert, Garrett Rabel were present. Eric Rauschuber was absent.

2. Invocation, Pledge of Allegiance and Texas Pledge

Bobby Nixon prayed mayor Poore led the Pledge.

3. Consent Agenda

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

- A. Meeting minutes from the December 07, 2023 ZBOA meeting
ZBOA minutes not found will have to put on September 5th meeting.

4. Discussion & Action

- A. Discuss and consider action on a pool variance request - 157 W Magnolia
Board member Oates motion Board member Recker 2nd all in favor to deny.
- B. Discuss and consider action on a pool variance request- 120 Woodbridge Court
Board member Recker motion Board member Gilbert 2nd all in favor to deny.
However the bord recommends City staff research codes pertaining to strictly garden homes.

5. Items Specific to Future Line Items on the Agenda

None

6. Adjourn

Board member Gilbert Motion, board member Rabel second, all in favor.

Adjourn @ 6:49pm

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order to 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 City Council 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 Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible 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 Lboyd@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 Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin 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 **Aug 19, 2024, at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: Section 4, Item A.

Permit/Receipt No.: _____

Fee Paid: _____

Subdivision Name & Project Name : La Vernia Car Wash

Survey Name: Yocham Services, INC. **Abstract #:** S3000

of Lots: 308A **# of Total Acres (rounded to the nearest tenth):** 1

Type of Sign: Paintiing by La Vernia High School Art teacher and students

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

Applicant Name: Whitney Yocham

Company: La Vernia Car Wash

Address: 12983 US HWY 87 W

City, State, Zip: La Vernia, TX 78121

Phone #: 806-319-1432 **Alternate #:** _____

Email Address: whitney@homesteadandranch.com

- Please Check is information is same as above

Current Property Owner: Riley & Whitney Yocham

Address: 109 Chuckwagon Dr.

City, State, Zip: La Vernia, TX 78121

Phone #: 806-319-1432 **Alternate #:** _____

Email Address: whitney@homesteadandranch.com

Owners Signature: Authentisign Whitney Yocham 02/26/26

I (we) the undersigned, having an interest in the installation of a sign that is non-conforming to the regulations established in La Vernia City Ordinance No. 091406-01 Signs and Billboards, request a variance for the following: A painting that depicts our town of La Vernia and its history. The p the La Vernia High School Art Teacher and Students.

Items Required at Time of Submittal:



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received Section 4, Item A.

Permit/Receipt No.: _____

Fee Paid: _____

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

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

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

Authentisign
Whitney Yocham 02/26/26

Signature of Petitioner

Whitney Yocham

Printed Name of Petitioner

Property Owner(s) of Record or Authorized Agent

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

Please check one:

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

_____.

Note to Applicant:

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



**La Vernia
Car Wash**



Circle K





