City of La Vernia

ZONING BOARD OF ADJUSTMENT

102 E. Chihuahua St., La Vernia, Texas 78121
November 12, 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 06/11/2026 ZBOA Meeting

4. **Discussion & Action**
   A. Discuss and consider action on a outdoor display variance request for Tractor Supply
   B. Discuss and consider action on a sign variance request for La Tapatia Mexican Restaurant

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 previsions 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 **November 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

ZONING BOARD OF ADJUSTMENT

102 E. Chihuahua St., La Vernia, Texas 78121
June 11, 2026
6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:30PM

ZBOA members Gilbert, Recker, Gilbert, Rabel, Oates, and Evans were present.

2. Invocation, Pledge of Allegiance and Texas Pledge

Pastor Bobby Nixon lead the prayer and Gilbert lead the pledges.

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
Motion made by Recker, seconded by Rabel to approve as listed, all in favor.

4. Discussion & Action

A. Discuss and consider action on Sign Variance located at La Vernia Car Wash
City Secretary Madison Farrow stated that this application is for the La Vernia Car Wash, the owner Mrs.Yocham will be working with the La Vernia High School art teacher and students to paint this mural on the side of the carwash.
Motion made by Recker, seconded by Evans to approve the sign variance located at La Vernia Car Wash, all in favor.

5. Items Specific to Future Line Items on the Agenda

There were no future line items discussed.

6. Adjourn

Motion made by Rabel to adjourn at 6:36PM, seconded by Oates, all in favor.

DECORUM REQUIRED

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_____

Madison Farrow, City Secretary

Date Received _____ Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 10-20-26

I (we) the undersigned, having an interest in property located at _____ Hwy 87, La Vernia, TX (see site map) Zoning C-2

Subdivision La Vernia TSC Lot 1 Block 1 Prop ID No. 12405

Property Owner Name FLP Development LLC c/o TKC CCCLXXXVII, LLC

Phone 704-365-6000 Cell _____

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

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

( ) Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."

( ) Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".

(X) Permit the modification of the ( ) height, ( ) yard, ( ) area, ( ) coverage and/or ( ) parking regulations as are necessary to secure appropriate development of the subject parcel.

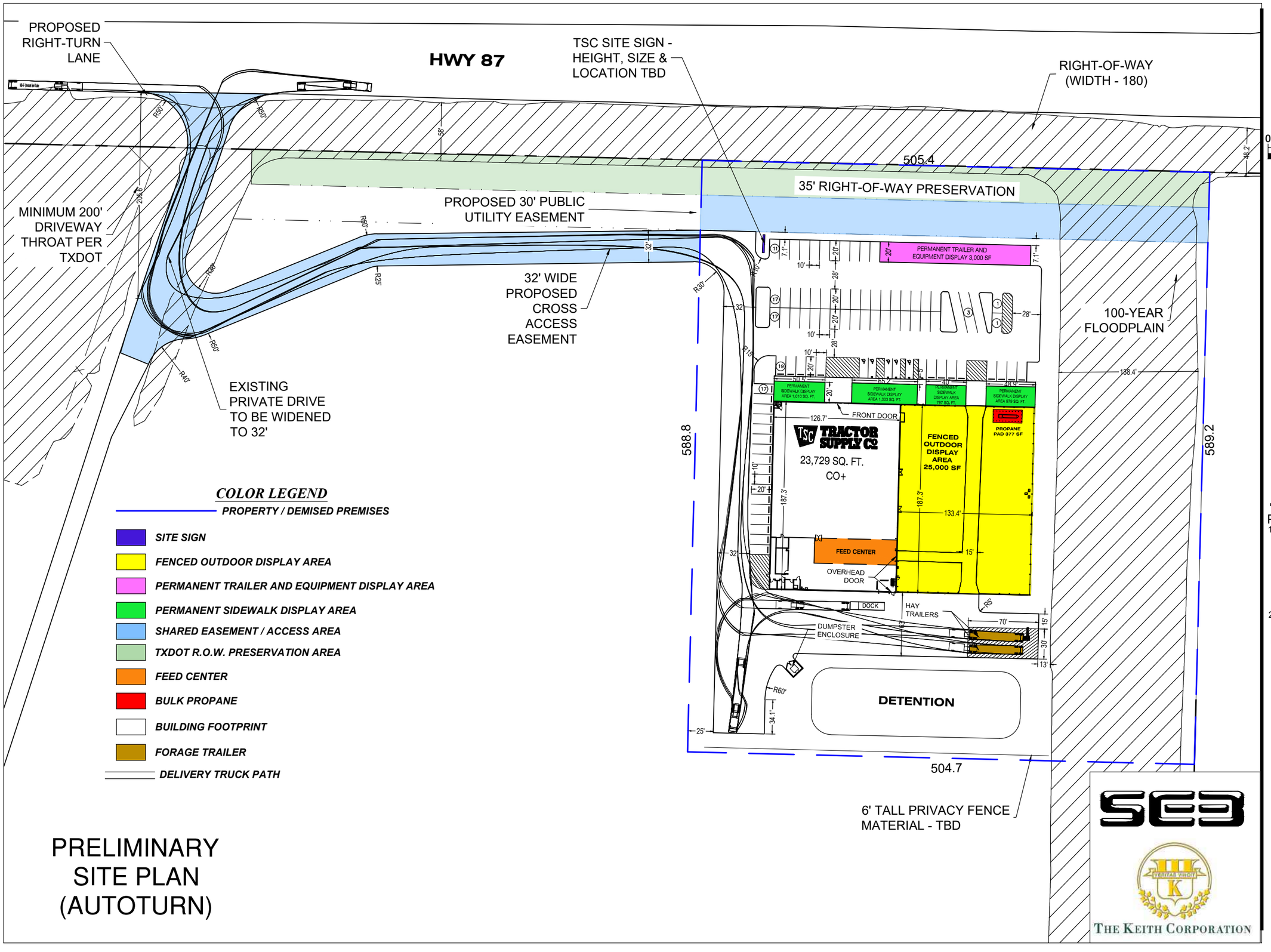
The variance requested being more particularly the Board's consideration for relief from Ordinance No. 120910-01, Article _____, Section 38-407, _____; to permit Tractor Supply's Fenced Outdoor Display Area and Permanent Sidewalk Display Area (as shown in yellow & green on the attached site plan) which extend more than 10ft from the principal building wall.

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: The requested variance is not contrary to the public interest, as the proposed outdoor display areas will not create life-safety concerns or obstruct building entrances, exits, windows, or pedestrian access. This request is unique to Tractor Supply as a farm & ranch retailer becase a large portion of their products are primarily intended for outdoor use, storage, or handling and are not practical to display inside the store or in standard shopping carts.

Signature of Petitioner

Property Owner(s) of Record or Authorized Agent



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

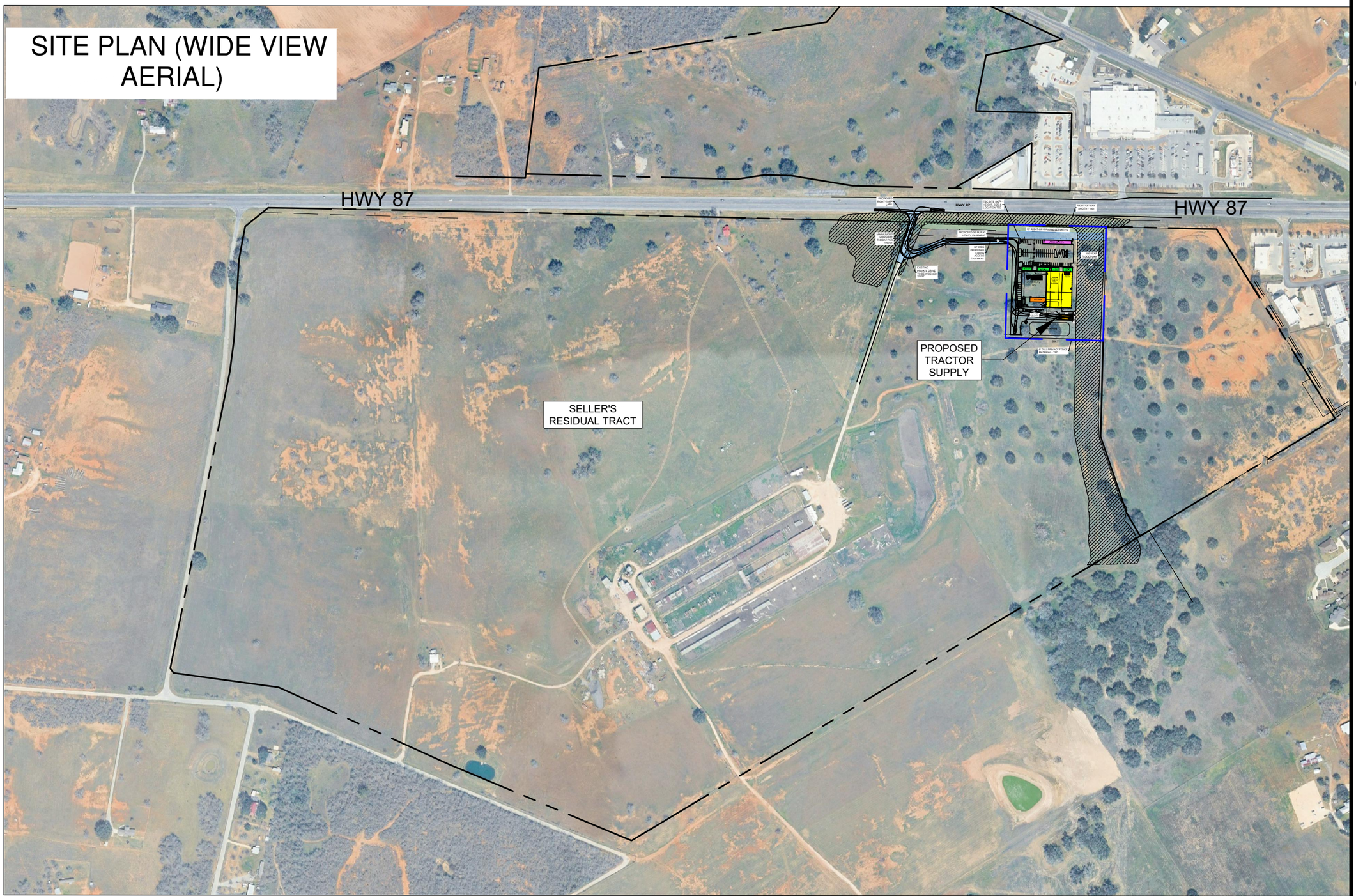
THE KEITH CORPORATION

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

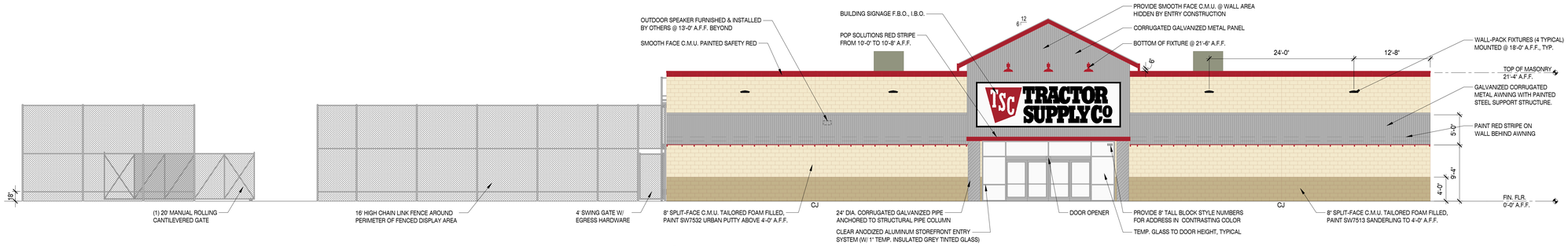
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2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

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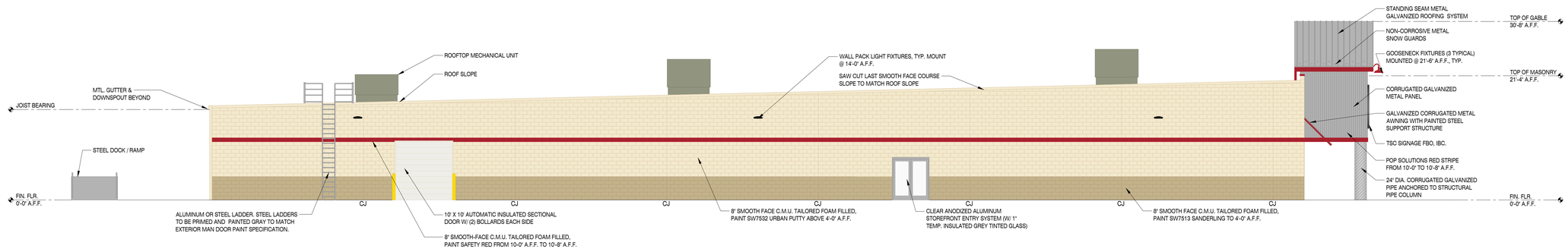
DATE	NARRATIVE	DRAWN BY
10/5/26	SITE PLAN	GMH

CO+ PROTOTYPE

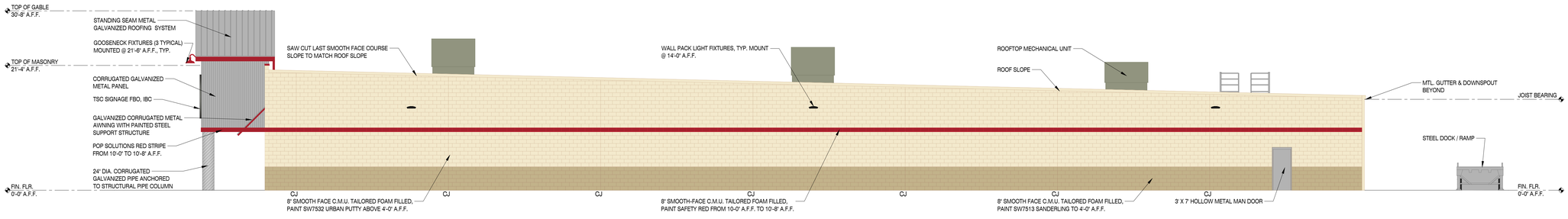
TSC
LA VERNIA, TX



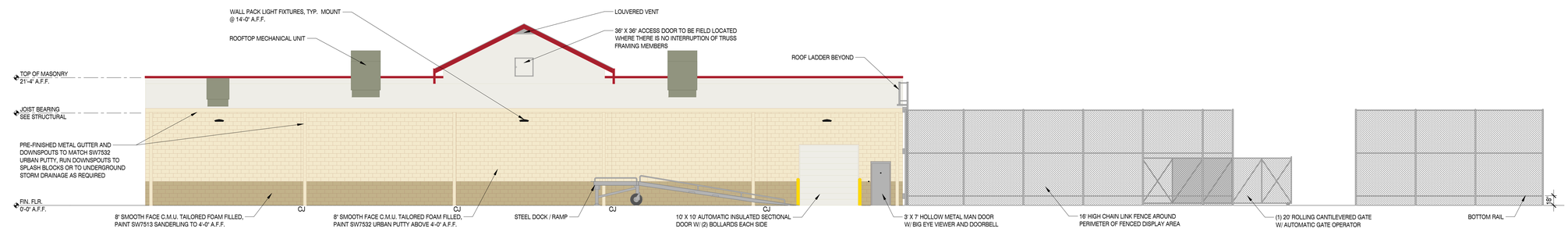
1 ELEVATION — FRONT
SCALE: 1/8"=1'-0"



2 ELEVATION — LEFT SIDE
SCALE: 1/8"=1'-0"



3 ELEVATION — RIGHT SIDE
SCALE: 1/8"=1'-0"



4 ELEVATION — REAR
SCALE: 1/8"=1'-0"

TRACTOR SUPPLY COMPANY
LAVERNIA, TEXAS

OXFORD ARCHITECTURE
2934 Sidco Drive
Suite 120
Nashville, TN 37204
Architecture
Planning
Interior Architecture



N

0 300' 600'

SCALE: 1"= 300'
(11X17)

TRACTOR SUPPLY COMPANY
LA VERNIA, TX
SITE MAP

SEG

DATE: 9/3/2026

SCALE: AS SHOWN

Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: _____

Permit/Receipt No.: _____

Fee Paid: _____

Subdivision Name & Project Name : La Tapatia Mexican Restaurant

Survey Name: _____ **Abstract #:** _____

# of Lots: _____ **# of Total Acres (rounded to the nearest tenth):** _____

Type of Sign: 1 Pylon and 3 wall Signs

*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: Tony Hernandez

Company: Southeast Neon

Address: 2923 Logsdon Ave

City, State, Zip: San Antonio Tx 78222

Phone #: 210-317-9543 Alternate #: _____

Email Address: Southeastneon@aol.com

- Please Check is information is same as above

Current Property Owner: Lalo Fernandez

Address: 13886 US HI 87 west

City, State, Zip: La Vernia Tx

Phone #: 210-332-6082 Alternate #: _____

Email Address: lalofl@yahoo.com

Owners Signature: Eduardo Fernandez,

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: more square feet and num. of Signs

Items Required at Time of Submittal:

Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received:

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 ½" by 11" in size.

Signature of Petitioner

Antonio Hernandez
Printed Name of Petitioner

Eduardo Fernandez
Property Owner(s) of Record or Authorized Agent

Eduardo Fernandez
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: Antonio Hernandez.

Note to Applicant:

_____ (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.

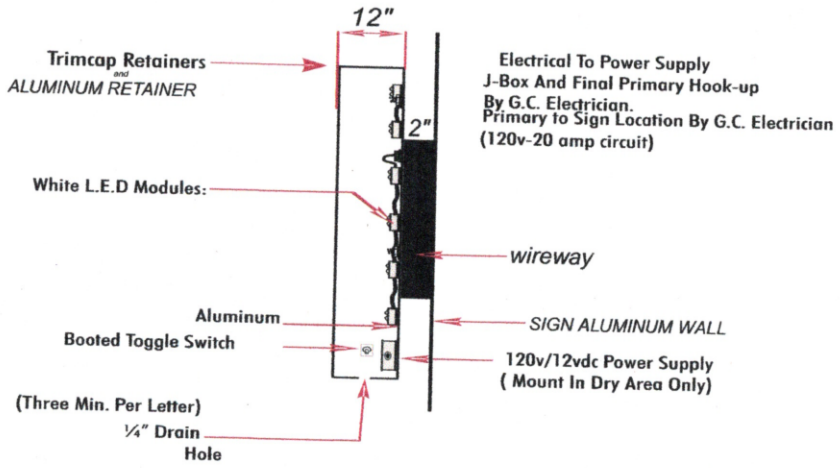
LA TAPATIA LA VERNIA Pylon drawing 1A



FRONT WIEW

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE



SECTION DETAIL - LED ILLUMINATED WALL LETTERS

N.T.S.

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U L LISTED CLASS 2 CONFORMS TO U L 48 & NEC 600 CODE

Customer:	La Tapatia Mexican Restaurant
Company:	La Tapatia Mexican Restaurant
Address:	13886 us HI 87 west.
City:	LA VERNIA TX, State/ZIP:78114
Phone:	
Fax:	

SOUTHEAST NEON
"You're Not Seen Until I Light You Up!"
210-317-9543
Signs & Service

2423 RIGSBY AVE. 78222
PHONE/FAX: (210)359-6366
southeastneon@aol.com
TSCL# 18461

Job No.:	Date: 3/24/2025
Order Date:	Salesperson: TONY HERNANDEZ
Sign Dimensions:	Estimate:
Comments:	