



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**
City Council Chambers of La Vernia City Hall
102 E. Chihuahua Street, La Vernia, Texas 78121

October 10, 2017
6:30 p.m.

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 council action may take place and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council 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 Commissioner requests an item be removed and considered separately.)

- A. Approve minutes from the September 5, 2017 Regular Planning & Zoning Commission Meeting.
- B. Approve the minutes from the September 5, 2017 Workshop

5. Public Hearing

- A. Public Hearing to receive public comments regarding the replat of 2543 FM 775, La Vernia Texas 78121.

6. Discussion & Action

- A. Discuss and consider recommendation on the re-plat at 2543 FM 775 La Vernia, Texas 78121

7. Items Specific to Future Line Items on the Agenda

8. 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 and 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 §551.086 (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 and Zoning Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests 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 bporter@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 City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **October 3, 2017 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Porter, City Secretary

CITY OF LA VERNIA
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

September 5, 2017

ITEM NO 1. Call To Order-A regular meeting of the City Of La Vernia, Planning And Zoning Commission was called to order at 6:30 p.m. and a quorum was declared. Present were Chairman Gordon Bake, Vice Chairman Marlin Tanneberger, Commissioner Viola Robles, Commissioner Jeff Richter and Commissioner Carol Lohse. Also present were Planning & Zoning Liaison Martin Poore, City Attorney Dan Santee, City Administrator Yvonne Griffin and City Secretary Brittani Porter.

ITEM NO 2. Invocation, Pledge of Allegiance, and Texas Pledge. Chairman Gordon Bake led the meeting in the Lord's Prayer, followed by the Pledge of Allegiance and the Texas Pledge.

ITEM NO 3. Citizens to be Heard
There were no citizens to be heard.

ITEM NO. 4 Consent Agenda –

- A. Approve minutes from the August 22, 2017 Special Planning & Zoning Commission Meeting. A motion to accept the minutes was made by Marlin Tanneberger and seconded by Carol Lohse. Motion carried.

ITEM NO. 5 Discussion & Action

- A. Discuss and consider action on the appointment of officers to the Planning & Zoning Commission. The appointment of secretary for the Planning and Zoning Commission was discussed. Carol Lohse volunteered to be nominated for the position. A motion was made by Viola Robles and seconded by Jeff Richter. Motion carried.

ITEM NO. 6 Items Specific to Future Line Items on the Agenda. There were no future items.

ITEM NO 7. Adjourn. A motion was made by Carol Lohse and seconded by Jeff Richter to adjourn. The meeting was adjourned at 6:36 PM.

Gordon Bake, Chairman
La Vernia Planning and Zoning Commission

ATTEST:

Carol Lohse, Secretary

CITY OF LA VERNIA
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING

September 5, 2017

ITEM NO 1. Call To Order-A regular meeting of the City Of La Vernia, Planning And Zoning Commission was called to order at 6:36 p.m. and a quorum was declared. Present were Chairman Gordon Bake, Vice Chairman Marlin Tanneberger, Commissioner Viola Robles, Commissioner Jeff Richter and Commissioner Carol Lohse. Also present were Planning & Zoning Liaison Martin Poore, City Attorney Dan Santee, City Administrator Yvonne Griffin and City Secretary Brittani Porter.

ITEM NO 2. Invocation, Pledge of Allegiance, and Texas Pledge. The invocation and pledges were said before the regular meeting at 6:30 PM; therefore, they were not repeated.

ITEM NO 3. Training Workshop Presentation – City Attorney Dan Santee conducted the training workshop on Legal Guidelines for Planning Commissioners. Slides were presented and discussed on planning fundamentals and navigating open government, ethics and conflicts.

ITEM NO 8. Adjourn. A motion was made by Viola Robles and seconded by Carol Lohse to adjourn. The meeting was adjourned at 8:30 PM.

Gordon Bake, Chairman
La Vernia Planning and Zoning Commission

ATTEST:

Carol Lohse, Secretary



APPLICATION FOR LAND SUBDIVISION (PLAT)

La Vernia Code Enforcement
102 E. Chihuahua Street/P.O. Box 225
La Vernia, TX 78121
(830) 253-1198 Ext. 6
codeenforcement@lavernia-tx.gov

CHECK ONE: [] Master Plan [] Prelim./Final Plat [] Prelim. Plat [] Final Plat [x] Replat [] Amended [] Minor

1. PROPOSED SUBDIVISION NAME: N/A UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: _____

ACREAGE: 2.17 NO OF LOTS: EXISTING 1 PROPOSED 2

REASON FOR PLATTING/REPLATTING sale

2. OWNER/APPLICANT*: SAJ Uscabazo Jr.

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

ADDRESS: 601 St Hwy 123 N Stockdale TX 78160

Telephone: 210-413-3136 Fax: _____ Mobile: 210-413-3130 Email: saj@salsconstruction.com

3. LICENSED ENGINEER/SURVEYOR: Jeffrey B. Berger

MAILING ADDRESS: 172 Rosewood Dr. Ste. _____

TELEPHONE: 830-217-4228 Fax: 866-806-3636 Mobile: _____ Email: jberger_bls@gmail.com

LIST ANY VARIANCE REQUESTED: N/A

REASON FOR REQUEST (List any hardships): _____

4. PRESENT USE OF THE PROPERTY Residential / office CURRENT ZONING: _____

5. CITY LIMITS: [] IN [x] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [] YES [x] 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.
[x] 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.)

Signature of Owner/Applicant SAJ Uscabazo Jr. Date 9/15/17

(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	\$50 + \$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	\$50 + \$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	\$75 + \$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	\$75 + \$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	\$75 + \$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	\$100
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	\$50

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: 9-15-17 Received By: hporter

Receipt No. _____ Cash/Check No. 5943 Amount Recd. \$ 75.⁰⁰

7 copies street name appr. list _____ TxDOT approval letter

_____ letter of authorization _____ proof of ownership _____ HOA document

Plat review meeting date: 10-10-17 Planning and Zoning Commission meeting date: 10-10-17

METES AND BOUNDS DESCRIPTION OF A 0.775 ACRE TRACT

Being a 0.775 acre tract situated in the Juan Delgado League, Survey No. 8, Abstract 8, Wilson County, Texas and being all of the remaining portion of a 0.19 acre tract, part of the remaining portion of a 0.5 acre tract, and part of the remaining portion of a 2.17 acre tract as described in a conveyance from Carolyn Janette Burrier and husband, Richard Burrier to the BRCH Group, Inc. recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas; said 0.775 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a wood fence corner post found on the southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) at a corner of the remaining portion of a 141 acre tract as described in a conveyance to Loren Nicholas Fryar recorded in Volume 1339, Page 380, Official Public Records of Wilson County, Texas, for the northeast corner of the remaining portion of said remaining portion of a 0.19 acre and the herein described tract;

THENCE South 02° 42' 48" East 195.67 feet generally along a wire fence with the common line of said remaining portion of a 0.19 acre tract and said remaining portion of a 141 acre tract to a wood fence corner post found (controlling monument) at the common corner of said remaining portion of a 0.19 acre tract, said remaining portion of a 0.5 acre tract, and said remaining portion of a 2.17 acre tract, and an angle point of said remaining portion of a 141 acre tract, for an angle point of the herein described tract;

THENCE South 16° 00' 00" West 158.45 feet (Basis of Bearings) generally along a wire fence with the common line of said remaining portion of a 2.17 acre tract and said remaining portion of a 141 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the south corner of the herein described tract;

THENCE North 28° 59' 40" West 289.76 feet over and across said remaining portion of a 2.17 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on said southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) for the west corner of the herein described tract; said point being located on a curve to the northeast in a clockwise direction with a central angle of 01° 10' 31", a radius of 5679.65 feet, a tangent length of 58.25 feet, and a chord bearing and distance of North 61° 41' 01" East 116.49 feet;

THENCE with said southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) along the arc of said curve to the right, a distance of 116.49 feet to a concrete highway monument found at the point of tangency of said curve, and North 61° 37' 12" East 82.19 feet to the POINT OF BEGINNING and containing 0.775 acres.

Surveyor's Notes:

- 1. Bearings are based on said deed recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared on this same date as a part of this survey.

STATE OF TEXAS §
September 11, 2017
COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 0.775 acre tract made under my supervision.



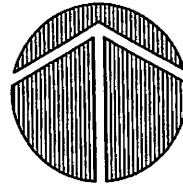
Handwritten signature of Jeffrey B. Berger, R.P.L.S. and typed name below: Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPLS Firm No. 10171400

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 1961, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR'S NOTES:

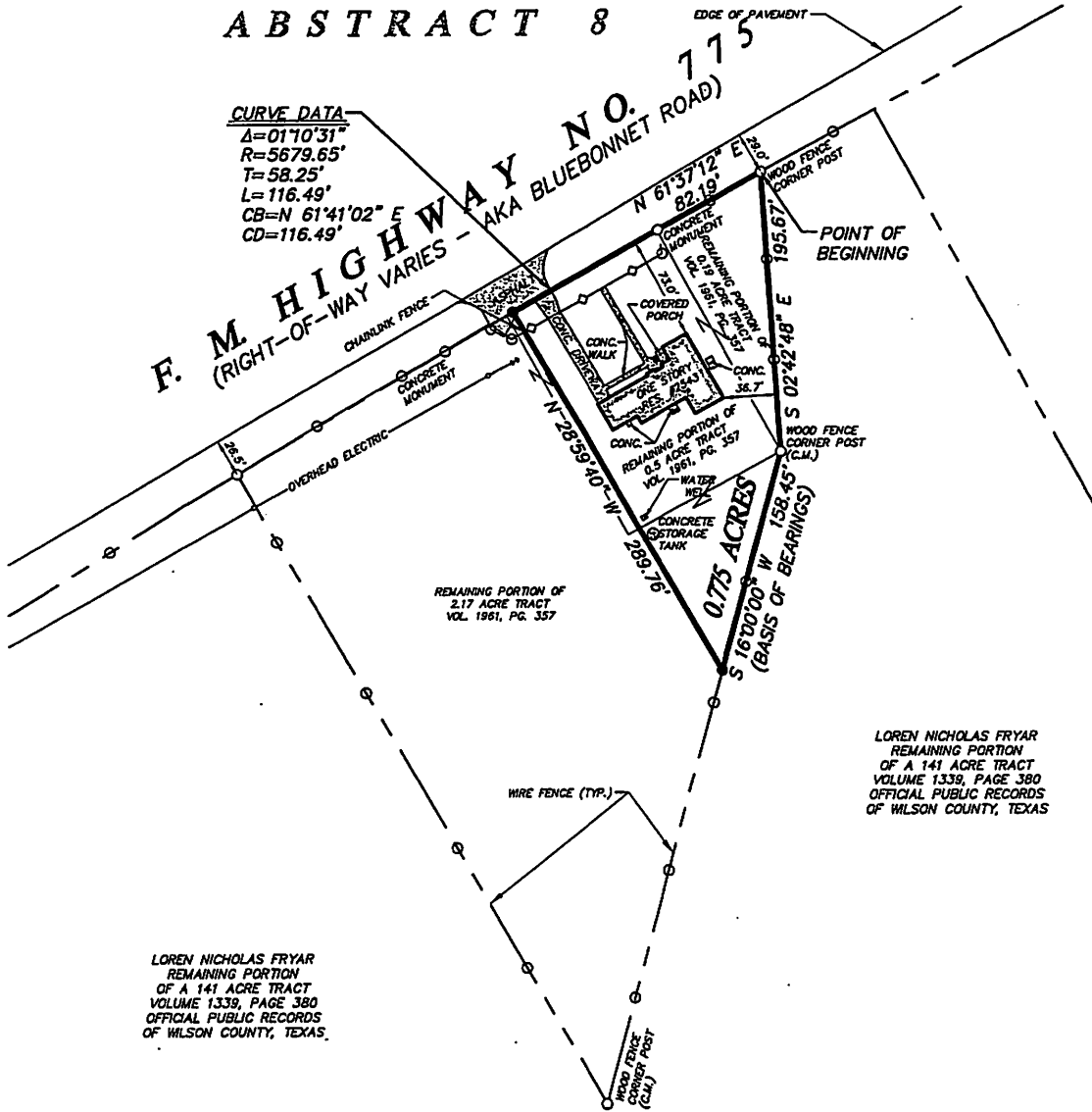
1. A METES AND BOUNDS DESCRIPTION WAS PREPARED THIS SAME DATE AS PART OF THIS SURVEY.
2. ALL CORNERS SET ARE MARKED WITH A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558".



JUAN DELGADO LEAGUE SURVEY NO. 8 ABSTRACT 8

SCALE: 1" = 100'

LEGEND:
C.M. - CONTROLLING MONUMENT

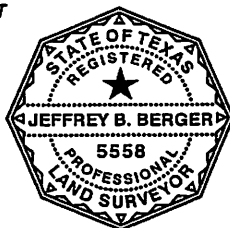


PLAT SHOWING:

A 0.775 ACRE TRACT SITUATED IN THE JUAN DELGADO LEAGUE, SURVEY NO. 8, ABSTRACT 8, WILSON COUNTY, TEXAS AND BEING ALL OF THE REMAINING PORTION OF A 0.19 ACRE TRACT, A PART OF THE REMAINING PORTION OF A 0.5 ACRE TRACT, AND A PART OF THE REMAINING PORTION OF A 2.17 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM CAROLYN JANETTE BURRIER AND HUSBAND, RICHARD BURRIER TO THE BRCH GROUP, INC. RECORDED IN VOLUME 1961, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

2543 F.M. 775

Reference:
 VOLUME 1961, PAGE 357,
 OFFICIAL PUBLIC RECORDS
 OF WILSON COUNTY, TEXAS.



PREPARED BY:
BERGER LAND SURVEYING
 TBPLS FIRM NO. 10171400
 172 ROSEWOOD DRIVE
 LA VERNIA, TEXAS 78121-4756
 PHONE (830) 217-4228 FAX (866) 806-3636
 EMAIL: jberger.blis@gmail.com

SURVEY PREPARED FOR:
 BUYERS: JEANINE SCHOENERT AND AMBER PALMER

STATE OF TEXAS
 COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 11TH day of SEPTEMBER, 2017 A.D.

Jeffrey B. Berger
 JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
 FILE NAME: BLS17183_FINAL.DWG Job No. BLS17183