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) prototype 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:

Jeff Pickler Mgr. 9-3-26

Signature of Owner(s)/Agent **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