

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 BRANDON MCGARREL

Mailing Address 6051 FM 3009 SUITE 248S

Telephone 210-441-0421 Fax \_\_\_\_\_ Mobile \_\_\_\_\_ Email \_\_\_\_\_

Property Address/Location 119 San Antonio Road

Legal Description  
Name of Subdivision La Vernia Retail

Lot(s) 1 Block(s) - Acreage 2.19

Existing Use of Property COMMERCIAL USE

Proposed Use of Property (attach additional or supporting information if necessary) COMMERCIAL USE

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

If "PDD Planned Development District", check if: Concept Plan \_\_\_\_\_ or Detail Plan \_\_\_\_\_

Reason for request (please explain in detail and attach additional pages if needed) Current zoning doesnt permit drive throughs changing to c-2 for a shell retail building will allow the most for future tenant flexibility ( Please see additional attachment)

**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:**

*Brandon McGarrel*  
Signature of Owner(s)/Agent

02/10/2026  
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 \_\_\_\_\_

I verify I am the owner of 114 San Antonio Road  
in La Verne Tx

Brandon Presnell

**Form for Ordinary Certificate of Acknowledgment**

STATE OF TEXAS §

COUNTY OF Guadalupe §

Before me Margaret R Roeder Notary Public on this day personally appeared Brandon McGarrel known to me (or proved on the oath of) Brandon McGarrel to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed.

“Given under my hand and seal this 10th day of February “2026”



Margaret R Roeder

Signature of Notary Public

Brandon McGarrel

Signature of Signer

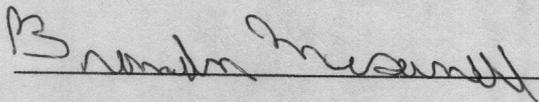
February 9<sup>th</sup>, 2026

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

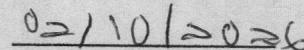
To whom it may concern,

I, **Brandon McGarrel**, property owner of 119 San Antonio Rd. La Vernia, TX 78121, authorize **Stephen J Kramer and team** to act as an authorized agent in all matters related to this property with the city.

Stephen J. Kramer & Team is authorized to communicate with City staff on my behalf and to submit, receive, and discuss documents and information related to the property.

  
\_\_\_\_\_

Signature

  
\_\_\_\_\_

Date

February 9<sup>th</sup>, 2026

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

To whom it may concern,

I, **Brandon McGarrel** authorize **Stephen J Kramer and team** to file the zoning change request for the property located at 119 San Antonio Rd. La Vernia, TX 78121.

Brandon McGarrel

Signature

02/10/2026

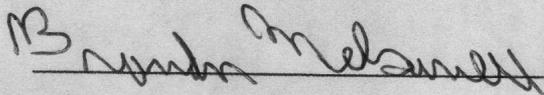
Date

February 9<sup>th</sup>, 2026

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

**Re: Zoning Application**

I, **Brandon McGarrel**, am the sole owner of the property located at 119 San Antonio Rd. La Vernia, TX 78121.

\_\_\_\_\_

Signature

02/10/2026

Date