

February 5, 2026

City of La Vernia

Codes Enforcement Department

PO Box 225

102 E Chihuahua

La Vernia, TX 78121

RE: La Vernia Retail

119 San Antonio Road

La Vernia, Texas 78121

To whom it may concern:

Please accept this letter as a request for a zoning change per the adopted UDC City of La Vernia, TX. We are requesting a change that would allow the most flexibility future tenants to obtain a drive thru that is permitted.

The projects are a ground-up building shell that provides space for future tenants varying in business types. The building shell has a drive thru lane incorporated into the design with the potentiality of having a restaurant inhabiting the space.

**Per Sec. 38-302.-Permitted use charts** and current reviewer direction **zoning C-2** permits the use of drive-thrus. If we can rezone from C-1 to C-2 it will not only permit drive thrus but it will provide the upmost flexibility for future tenants.

If rezoning from C -1 to C-2 is not considered, then the owner is limited to the opportunities of future tenants going through the SUP process for multiple tenants would prove inefficient and time consuming.

The hardship relates to the land and current zoning classification, not personal circumstances. The hardship is not the result of the applicant's own actions; it is due to existing zoning ordinances.

Granting this request will not harm nearby properties and will not disrupt orderly development in the area, because C-2 does not allow businesses with increased hazards.

It is my professional opinion that the proposed exception/variance complies with the intent of the UDC and in no way will it affect the health, safety, or welfare of the public.

Please feel free to contact us at (210) 479 8900 ext. 105 regarding any questions you may have.

Best,

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