

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

City of La Vernia
Specific Use Permit
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 M. Tyler Meals, P.E. | Meals-Myers Engineering & Surveying LLC

Mailing Address 10102 Huebner Road, San Antonio, TX 78240

Telephone (210) 740-2483 Fax _____ Mobile _____ Email tyler@mealsmyers.com

Property Address/Location 13378 US Highway 87 W., La Vernia, TX 78121 Property ID No _____

Legal Description
Name of Subdivision City of La Vernia, Lot 274 (Lot 1, Block 13), Acres 1.07

Lot(s) 1 Block(s) 13 Acreage 1.08

Existing Use of Property Vacant - No Improvements

Proposed Use of Property (attach additional or supporting information if necessary) Coffee shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating)
Current Zoning C-1

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
Coffee Shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating). The "Permitted Use Charts" within Section 38-302(g) of the La Vernia Code of Ordinances shows that the use of a Coffee Shop (with drive thru) is permitted through a Specific Use Permit, hence the reason for this request.

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:


Signature of Owner(s)/Agent

2/17/2026
Date

For Office Use Only	
Date of Publication _____	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____	Date of Council Public Hearing _____
Ordinance No. _____	Approved _____ Denied _____