

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 Michael Scheibe

Mailing Address 4948 Daniel Rd Seguin, Tx 78155

Telephone 210-508-3966 Fax _____ Mobile _____ Email M.Scheibe14@yahoo.com

Property Address/Location 100 Michah Point

Legal Description
Name of Subdivision Lot 2L of Michah Point Subdivision

Lot(s) 2L Block(s) _____ Acreage _____

Existing Use of Property Vacant Residential Lot

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

Plumbing Shop/office

Zoning Change Request: Current Zoning R-2 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) _____

In order to build Plumbing Shop/office.

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

11-6-25
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 _____

AUTHORIZATION BY PROPERTY OWNER(S)

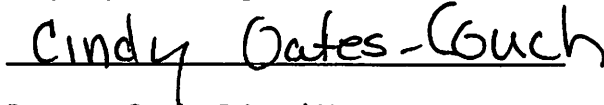
I, Cindy Cough, swear and affirm that I am the owner of the property at 100 Micah Point; La Vernia, TX 78121, as shown in the records of Wilson County, Texas, which is the subject of this application.

I authorize Michael Scheibe, Managing Member for Bullhorn Properties LLC, to submit this application.

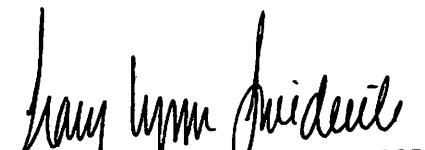
I authorize Michael Scheibe and Steven Sanchez, Managing Members for Bullhorn Properties, LLC to serve as my representatives for this request.

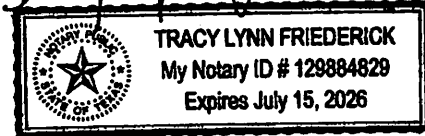


Property Owner Signature

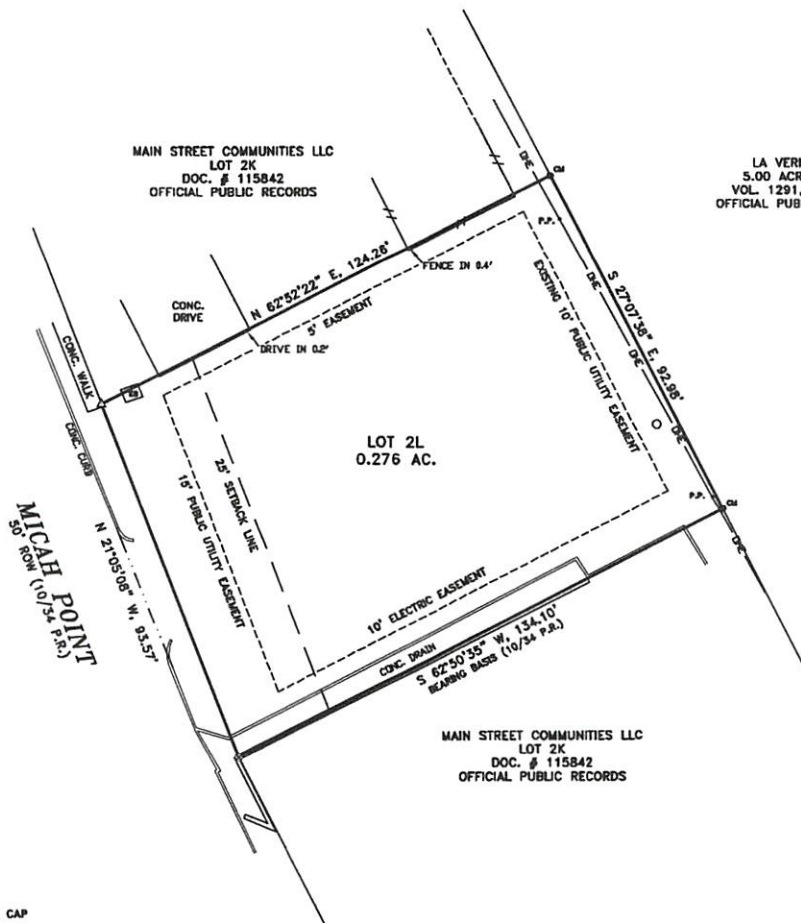
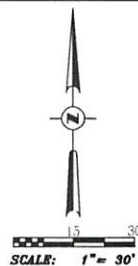


Property Owner Printed Name

 November 9, 2025



MICAH POINT SUBDIVISION



PLAT LEGEND

- 1/2" IRON PIN FOUND WITH CAP
- 1/2" IRON PIN SET WITH CAP
- STAMPED (RPLS 5482)
- ✱ "X" FOUND IN CONCRETE
- DENOTES FENCE POST
- △ DENOTES POINT IN CONCRETE
- DENOTES CHAIN-LINK FENCE LINE
- X— DENOTES BARR WIRE FENCE LINE
- /— DENOTES WOOD FENCE LINE
- DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- EB DENOTES ELECTRIC BOX
- CM DENOTES CONTROL MONUMENT

BUYER: BULLHORN PROPERTIES LLC.

LOT 2L

SUBDIVISION MICAH POINT SUBDIVISION

VOLUME 9 PAGE 55 PLAT RECORDS

REPLAT VOLUME 10 PAGE 34 PLAT RECORDS

ADDRESS: 100 MICAH POINT

WILSON COUNTY, TEXAS.

SURVEY FOR TITLE EXPRESS (G.F.) REFERENCE: W-2025-10-0546

*RESTRICTIONS: VOLUME 1443, PAGE 885, OFFICIAL PUBLIC RECORDS

NOTES:

RIGHT OF WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

VOLUME 778, PAGE 673, DEED RECORDS

EASEMENT TO CITY OF LA VERNIA
VOLUME 780, PAGE 98, DEED RECORDS

MARTINEZ

SURVEYING & MAPPING CO

FIRM # 101822-00

P.O. BOX 17971

SAN ANTONIO, TX, 78217

(210) 829-4244

STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 24TH day of OCTOBER, 20 25 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 25-10-27