

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 Micah Point

Legal Description

Name of Subdivision Lot 2L of Micah 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 P&Z Public Hearing \_\_\_\_\_

Date of 200 Ft Notices \_\_\_\_\_

Date of Council Public Hearing \_\_\_\_\_

Ordinance No. \_\_\_\_\_

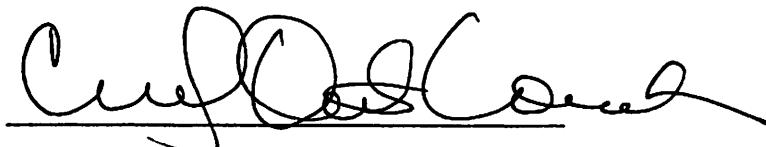
Approved \_\_\_\_\_ Denied \_\_\_\_\_

**AUTHORIZATION BY PROPERTY OWNER(S)**

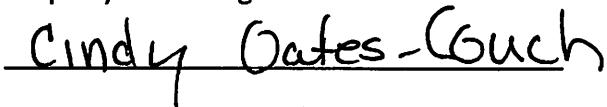
I, Cindy Crouch, swear and affirm that I am the owner of the property at 100 Micah Point; La Vernia, TX 78121, as shown in the records of Wilson County, Texas, which is the subject of this application.

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

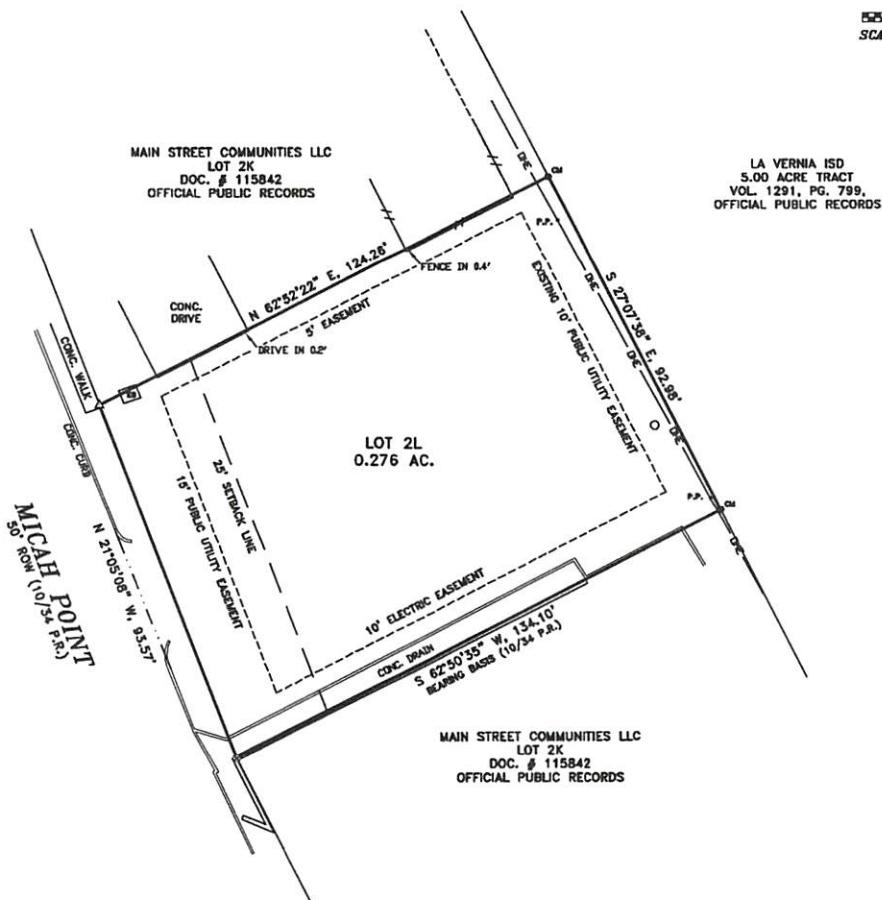
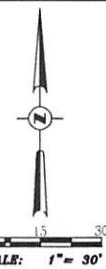


TRACY LYNN FRIEDERICK  
My Notary ID # 128884829  
Expires July 15, 2026



November 9, 2015

# 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
- DENOTES BARB WIRE FENCE LINE
- DENOTES WOOD FENCE LINE
- DENOTES STEEL FENCE LINE
- DE- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- W. DENOTES WATER METER
- DENOTES ELECTRIC BOX
- 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 easements 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.

REYNALDO MARTINEZ JR  
5482  
PROFESSIONAL  
LAND SURVEYOR

REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482

JOB No. 25-10-27