



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission and the La Vernia City Council will hold a public hearing at the request of **SMITH, KATHRYN** regarding the location specifically known as:

13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%

Request: ***A Special Use Permit (SUP) to allow for Kennel/Stable/Animal Boarding/Housing in the C-1 Zone district***

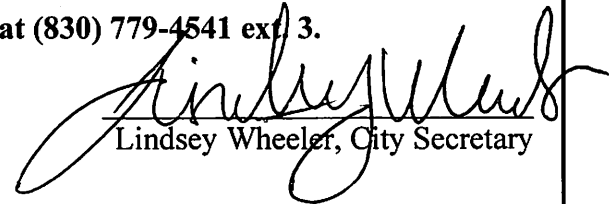
Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Planning Commission in making a recommendation to the City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, January 9th, 2024 at 6:30 PM and the City Council on Thursday, January 11th, 2024 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return before the meetings.

Mail: City of La Vernia
Lindsey Wheeler
PO Box 225
La Vernia, Texas 78121

Email: Lboyd@lavernia-tx.gov

If you have questions, please call Lindsey Wheeler at (830) 779-4541 ext. 3.


Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am (in favor) (opposed) to the ***Special Use Permit (SUP) to allow for Kennel/ Stable/ Animal Boarding/ Housing in the C-1 Zone district*** proposed for the property described as ***427 Bluebonnet Rd, LA VERNIA, TEXAS 78121 legally known as 13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000% as described in the attachment***

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.



27319

27320

35889

27326

27327

Industrial Dr

27321

65512

27322

27323

27329

27330

27331

27332

27333

27335

527.1 Feet
27336

27337

27338

36168

27339

27341

27343

27340

27342

87

27686

27685

52368

52367

27678

27679

34759

San Antonio Rd

Warren St

San Antonio Rd

27681

27680

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.5758 ACRES, (25,080 SQUARE FEET), BEING LOT 4 AND A PORTION OF LOT 5, PIERDOLA ADDITION TO THE CITY OF LA VERNIA, A SUBDIVISION IN WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS SAID 0.5758 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.58 ACRE TRACT OF LAND AS CONVEYED TO DONAL RAY HORMUTH BY INSTRUMENT RECORDED IN VOLUME 1552, PAGE 285, OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS).

BEGINNING at a ½" iron pipe found on the north right-of-way line of U.S. Highway No. 87 West, (Platted as San Antonio Highway), for the south common corner of said Lot 4 and Lot 3, of said Pierdola Addition, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 87°00'00" W, along the north right-of-way line of U.S. Highway No. 87 West, same being the common line of said Lot 4, pass at a distance of 85.00 feet the south common corner of said Lots 4 and 5, and continuing for a total distance of 110.00 feet, (Call 110.90 feet), to a capped, (Precision Surveyors), iron rod set on the common line of said Lot 5 for the southeast corner of that certain called 0.570 acre tract of land as conveyed to Stephen E. Dupont, Trustee by instrument recorded in Volume 736, Page 496, of the Deed Records of Wilson County, Texas, same being the southwest corner of the herein described tract;

Thence, N 03°00'00" E, across said Lot 5, along the common line of said 0.570 Acre Tract, a distance of 228.00 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.11 acre tract of land as conveyed to City of La Vernia, Texas by instrument recorded in Volume 1328, Page 826, of the Deed Records of Wilson County, Texas, same being the common line of said Lot 5, for the northeast corner of said 0.570 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 87°00'00" E, along the common line of said 14.11 Acre Tract, same being the common line of said Lot 5, pass at a distance of 25.00 feet the north common corner of said Lots 5 and 4, and continuing for a total distance of 110.00 feet, (Call 109.78 feet), to a capped, (Precision Surveyors), iron rod set for the north common corner of said Lots 4 and 3, same being the northeast corner of the herein described tract;

Thence, S 03°00'00" W, along the common line of said Lots 4 and 3, a distance of 228.00 feet to the POINT OF BEGINNING and containing 0.5758 acres or 25,080 square feet of land, more or less.

Commonly Known As: 13672 US Highway 87 W, La Vernia, TX 78121
APN: 82796



Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 129678

Real Property Recordings

Recorded On: February 09, 2023 10:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

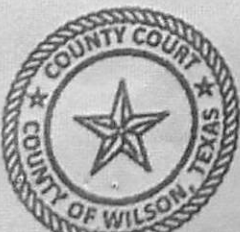
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 129678
Receipt Number: 20221214000009
Recorded Date/Time: February 09, 2023 10:51 AM
User: Georgina L
Station: cclerk01

Record and Return To:

PRIORITY SETTLEMENT GROUP OF TEXAS
7600 BURNET ROAD, SUITE 115
AUSTIN TX 78757



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX

Grantee defaults under the note or under the deed of trust, Grantor has the right to foreclose the vendor's lien retained in this deed, recover the Property on the strength of Grantor's superior title, and/or exercise all remedies authorized by the deed of trust.

FALLS CITY NATIONAL BANK, AT GRANTEE'S REQUEST, HAS PAID IN CASH TO GRANTOR THAT PORTION OF THE PURCHASE PRICE OF THE PROPERTY THAT IS EVIDENCED BY THE NOTE. THE FIRST AND SUPERIOR VENDOR'S LIEN AGAINST AND SUPERIOR TITLE TO THE PROPERTY ARE RETAINED FOR THE BENEFIT OF FALLS CITY NATIONAL BANK AND ARE TRANSFERRED BY GRANTOR TO FALLS CITY NATIONAL BANK WITHOUT RECOURSE AGAINST GRANTOR.

The vendor's lien against and superior title to the Property are retained only until the Promissory Note is fully paid according to its terms, at which time this deed will become absolute. When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Donald R. Hormuth
DONALD R. HORMUTH

STATE OF TEXAS §
COUNTY OF Wilson §

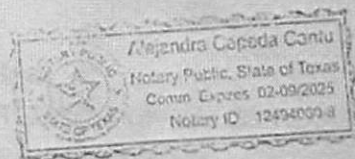
ACKNOWLEDGMENT

Before me, the undersigned notary public, on this day personally appeared DONALD R. HORMUTH, who proved to me through presentation of government-issued identification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of December, 2022

Alexandra Copeda Cantu
Notary Public in and for the State of Texas

PREPARED BY:
BRYANT LAW PC
300 Austin Hwy Ste. 100
San Antonio, TX 78209



AFTER RECORDING, RETURN TO:
KATHRYN SMITH, GARY E. SMITH JR, and KATHLEEN J. KEYSER
128 LEGACY WAY
LA VERNIA, WILSON COUNTY, TEXAS 78121

the Deed Records of Wilson County, Texas, same being the southwest corner of the herein described tract;

Thence, N 03°00'00" E, across said Lot 5, along the common line of said 0.570 Acre Tract, a distance of 228.00 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.11 acre tract of land as conveyed to City of La Vernia, Texas by instrument recorded in Volume 1328, Page 826, of the Deed Records of Wilson County, Texas, same being the common line of said Lot 5, for the northeast corner of said 0.570 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 87°00'00" E, along the common line of said 14.11 Acre Tract, same being the common line of said Lot 5, pass at a distance of 25.00 feet the north common corner of said Lots 5 and 4, and continuing for a total distance of 110.00 feet, (Call 109.78 feet), to a capped, (Precision Surveyors), iron rod set for the north common corner of said Lots 4 and 3, same being the northeast corner of the herein described tract;

Thence, S 03°00'00" W, along the common line of said Lots 4 and 3, a distance of 228.00 feet to the POINT OF BEGINNING and containing 0.5758 acres or 25,080 square feet of land, more or less.

Commonly Known As: 13672 US Highway 87 W, La Vernia, TX 78121

TOGETHER WITH:

- (1) all buildings, improvements, and fixtures;
- (2) all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (3) Grantor's interest in all leases, rents, and security deposits for all or part of the Property;
- (4) Grantor's interest in all licenses and permits related to the Property;
- (5) Grantor's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
- (6) Grantor's interest in any trade names, if transferable, used in connection with the Property; and
- (7) all of Grantor's tangible personal property located on the Property that is used in connection with the Property's operations.

All personal property not included in this conveyance has been removed by Grantor prior to the execution hereof.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor that affect the Property as filed in the property records of each County where the Property is located; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvement.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty; PROVIDED, HOWEVER, to secure Grantee's payment of the note, Grantor retains, for Grantor, Grantor's heirs, successors, and assigns forever, a vendor's lien against the Property and superior title to the Property; if

Date Received 10-25-23
Permit/Receipt No. _____
Fee Paid \$250.00

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 Kathryn Smith
Mailing Address 13672 US Hwy 87 W / 128 Legacyway
Telephone 8309479506 Fax _____ Mobile 2106389222 Email KathrynSmith78@icloud.com

Property Address/Location 13672 US Hwy 87w Property ID No 3000-03000-1140

Legal Description _____
Name of Subdivision City of La Vernia / 4 Pierdolla Addn U-1
Lot(s) 114 Block(s) _____ Acreage 0.5775

Existing Use of Property Homestead / Commercial
Proposed Use of Property (attach additional or supporting information if necessary) I offer Pet Grooming here at Clip n' Tails. I am looking at adding a building in back for boarding pets. Building will provide overnight stay for 10-12 pets.
Current Zoning _____

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
I am looking into a detached building to offer pet boarding for my grooming clients. The building will provide 10-12 pet rooms for overnight stay.

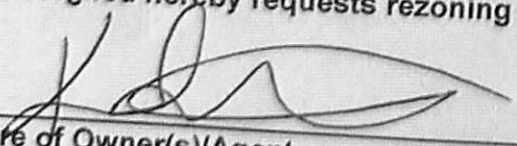
Attachments:

- _____ 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 plans, maps, architectural elevations, etc.

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

10/24/23
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 _____

PAYMENT DETAIL

REPORT CREATED: 10/25/2023 05:43:53 PM

9243624 // City of La Vernia, TX Misc Gov WEB

Payment Detail

Payment ID 100280659215
Date/Time 10/25/2023 9:17:51 AM
Amount \$250.00
Conv. Fee \$5.88
Flow Payment

Billing Information

First Name Kathryn
Middle Name K
Last Name Smith
Name Suffix
Address 13672 US-87

City LA VERNIA
State TX
Postal Code 78121
Country US
Telephone 2106389222
Email Address kathrynsmith78@icloud.com

Credit Card Payment

Card Type Master Card
Auth Response 868636
Origination Internet
Outcome Complete
Card Number (last 4) 7671

Payor Information

Payment Type Building Permits
Account, Permit, or Citation Number SUP
First Name Kathryn
Middle Name K
Last Name Smith
Name Suffix
Address 13672 US-87

City LA VERNIA
State TX
Postal Code 78121
Country US
Telephone 2106389222
Comments Application for pet boarding