**ORDINANCE NO. 100826-01**

**AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF (R-A) RESIDENTIAL AGRICULTURE TO (C-2) GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY DESCRIBED AS A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, ( A-290 TRACT 4 & A-33 TRACT 6); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS,** the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

**WHEREAS,** Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

**WHEREAS,** an application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

**WHEREAS,** the Property has been zoned as (R-A) Residential Agriculture; and

**WHEREAS,** the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

**WHEREAS,** the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to (C-2) General Commercial District and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

**WHEREAS,** the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning of the affected property and has issued adequate notice to all the affected parties; and

**WHEREAS,** the City Council of the City of La Vernia believes the re-zoning of the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public

utilities, public safety and the general welfare of the residents of the City of La Vernia;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:**

**SECTION 1.** Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from the present classification of R-A Residential Agriculture to C-2 General Commercial District for the following property:

**A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, ( A-290 TRACT 4 & A-33 TRACT 6)**

**SECTION 2.** The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 8TH DAY OF OCTOBER, 2026.**

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Gary Gilbert, Mayor
City of La Vernia

**ATTEST:**

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Madison Farrow, City Secretary
City of La Vernia

**APPROVED AS TO FORM:**

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City Attorney's Office

**ATTACMENT A**