

Date Received 01-12-2026
Permit/Receipt No. _____
Fee Paid \$500.00

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 Donald Rackler

Mailing Address 6491 FM 775, La Vernia, TX 78121

Telephone _____ Fax _____ Mobile _____ Email _____

Property Address/Location 13378 US Highway 87 W., La Vernia, TX 78121

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 1.07

Existing Use of Property Vacant - No Improvements

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

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

If "PDD Planned Development District", check if: Concept Plan N/A or Detail Plan N/A

Reason for request (please explain in detail and attach additional pages if needed) _____
The proposed zoning (C-2) will allow for a "Coffee Shop (with Drive Thru)" without the need for a Special Use Permit

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]
Signature of Owner(s)/Agent

1-12-26
Date

Date of Publication 01-21-2026
Date of 200 Ft Notices 01-21-2026
Ordinance No. 021226-01

For Office Use Only

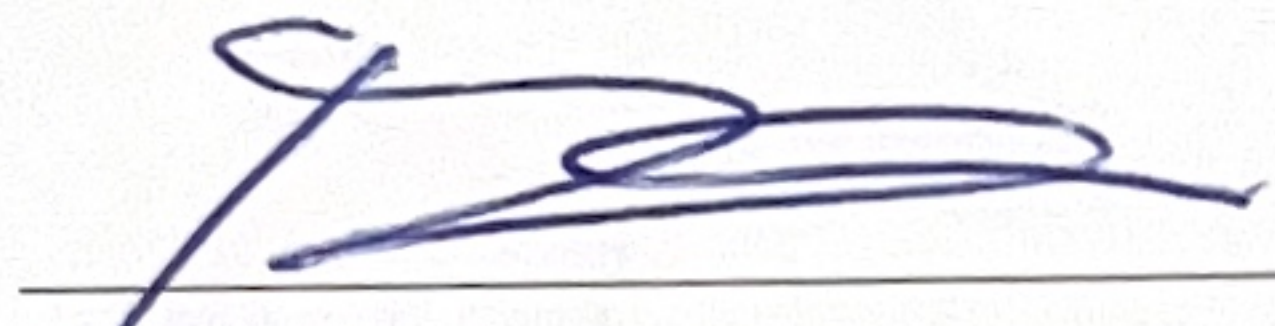
Date of P&Z Public Hearing 02-10-2026
Date of Council Public Hearing 02-12-2026
Approved _____ Denied _____

January 12, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

RE: Zoning Change Application

I, Donald Rackler, am the sole owner of the property located at 13378 US Highway 87 W., La Vernia, TX 78121 (PID#27548).

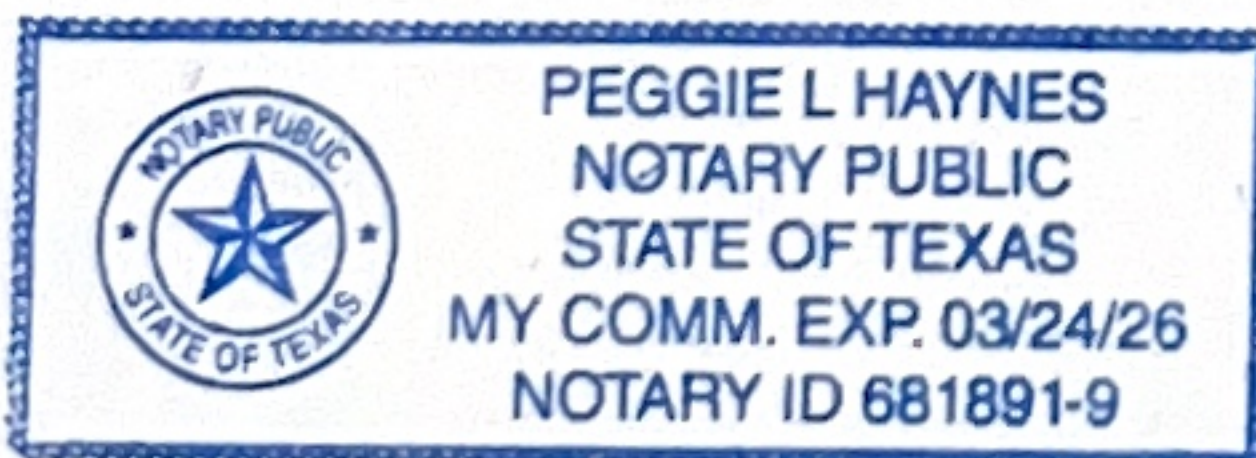


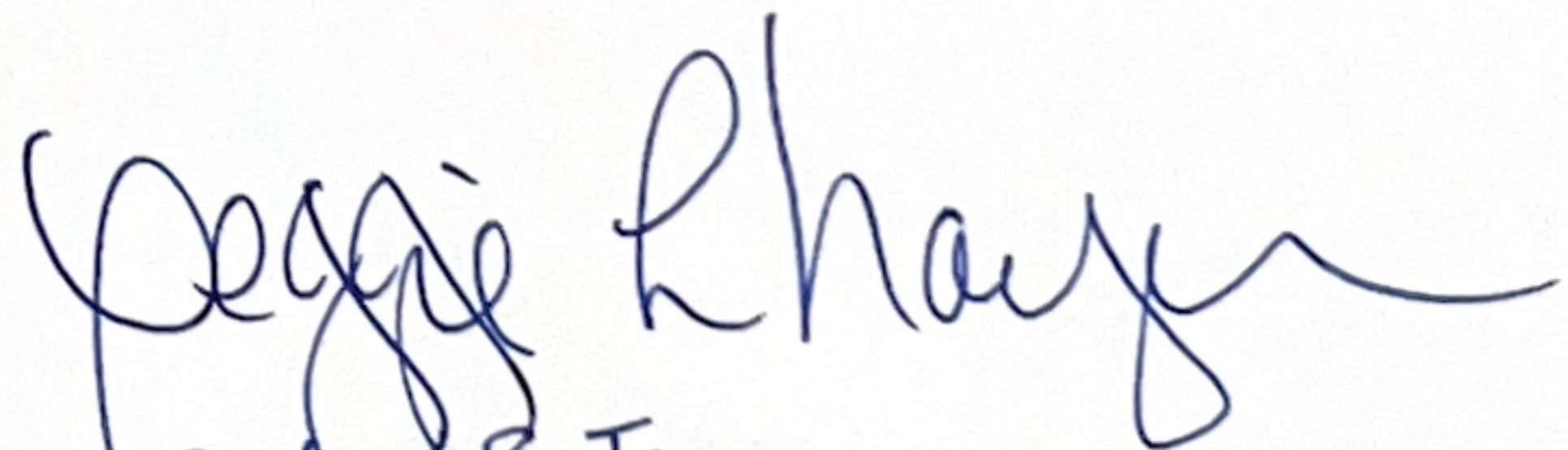
Donald Rackler
Owner

State of Texas §
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Donald Rackler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12 day of January, 2026.




State of Texas
Notary Public

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 1.07 ACRES OF LAND

BEING 1.07 acres of land within the City of La Vernia out of the Juan Delgado Survey No. 8, Abstract 8, Wilson County, Texas and being a part or portion of the land described in a conveyance to Herbert Hild, Jr. in a deed of record in Volume 291, Page 340 of the Deed Records of Wilson County, Texas, a part or portion of the land described in a conveyance to Felix Duelm in a deed of record in Volume 295, Page 404 of the Wilson County Deed Records, and a part or portion of the land described in a conveyance to Patricia Haynes in a deed of record in Volume 897, Page 698 of the Wilson County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch rebar with a "Pollok & Sons" cap in the north right-of-way of U.S. Highway No. 87 at the south end of a flare with the south right-of-way of Spur 321 for the southwest corner of this tract;

THENCE North 21° 42' 16" East, with said flare, a distance of 39.40 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap in said south right-of-way of Spur 321 at the north end of said flare for the northwest corner of this tract;

THENCE South 86° 19' 38" East, with said right-of-way of Spur 321, a distance of 308.79 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a corner;

THENCE continuing with said right-of-way and with a curve to the right having a radius of 1291.07 feet; a central angle of 09° 08' 28"; a length of 205.98 feet and a chord bearing of South 74° 18' 45" East, and chord distance of 205.76 feet to a set 1/2 inch rebar at the intersection of the south right-of-way of Spur 321 and the northwest right-of-way of Nicholson Street for the east corner of this tract;

THENCE South 59° 15' 00" West, (the record bearing for this survey per the deed-Vol. 291, Pg. 340) with said right-of-way of Nicholson Street, a distance of 197.74 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the east corner of this tract on the northerly right-of-way line of U.S. Highway No. 87 for the south corner of this tract;

THENCE North 68° 17' 44" West, with said right-of-way, a distance of 255.46 feet to a found 1/2 inch pin for an angle point;

THENCE North 68° 11' 08" West, continuing with said right-of-way, a distance of 122.29 feet to the **POINT OF BEGINNING** containing 1.07 acres of land as shown on a plat that accompanies this description.

POLLOK & SONS SURVEYING, INC.

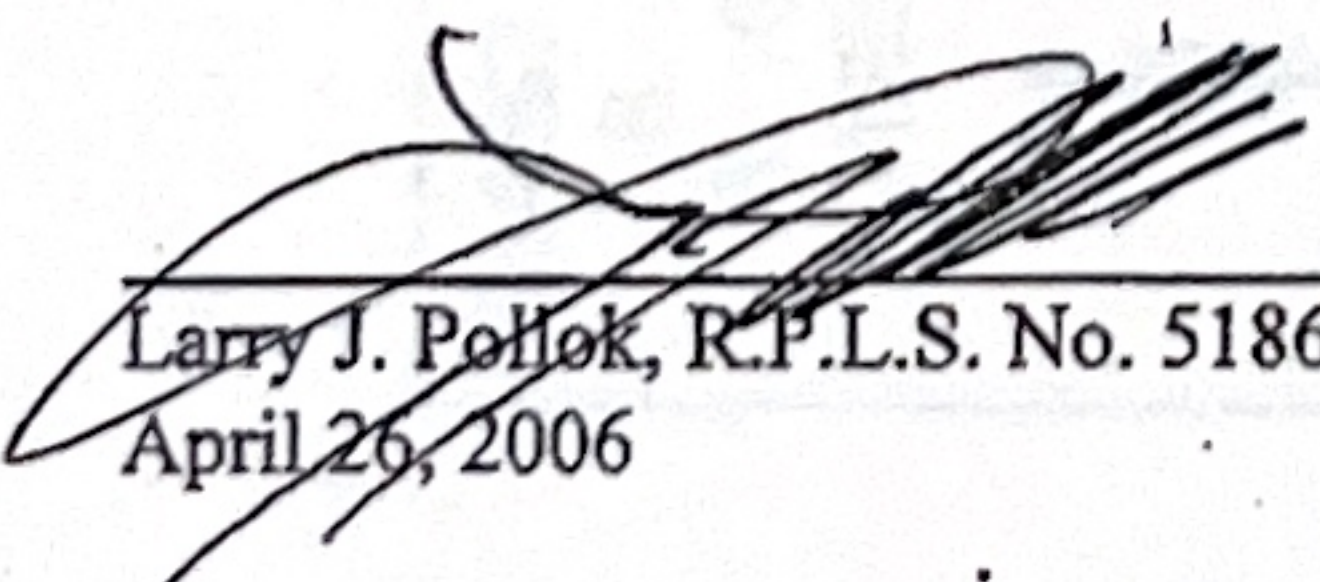

Larry J. Pollok, R.P.L.S. No. 5186
April 26, 2006



EXHIBIT "A"

ref: 06-0240
11080604

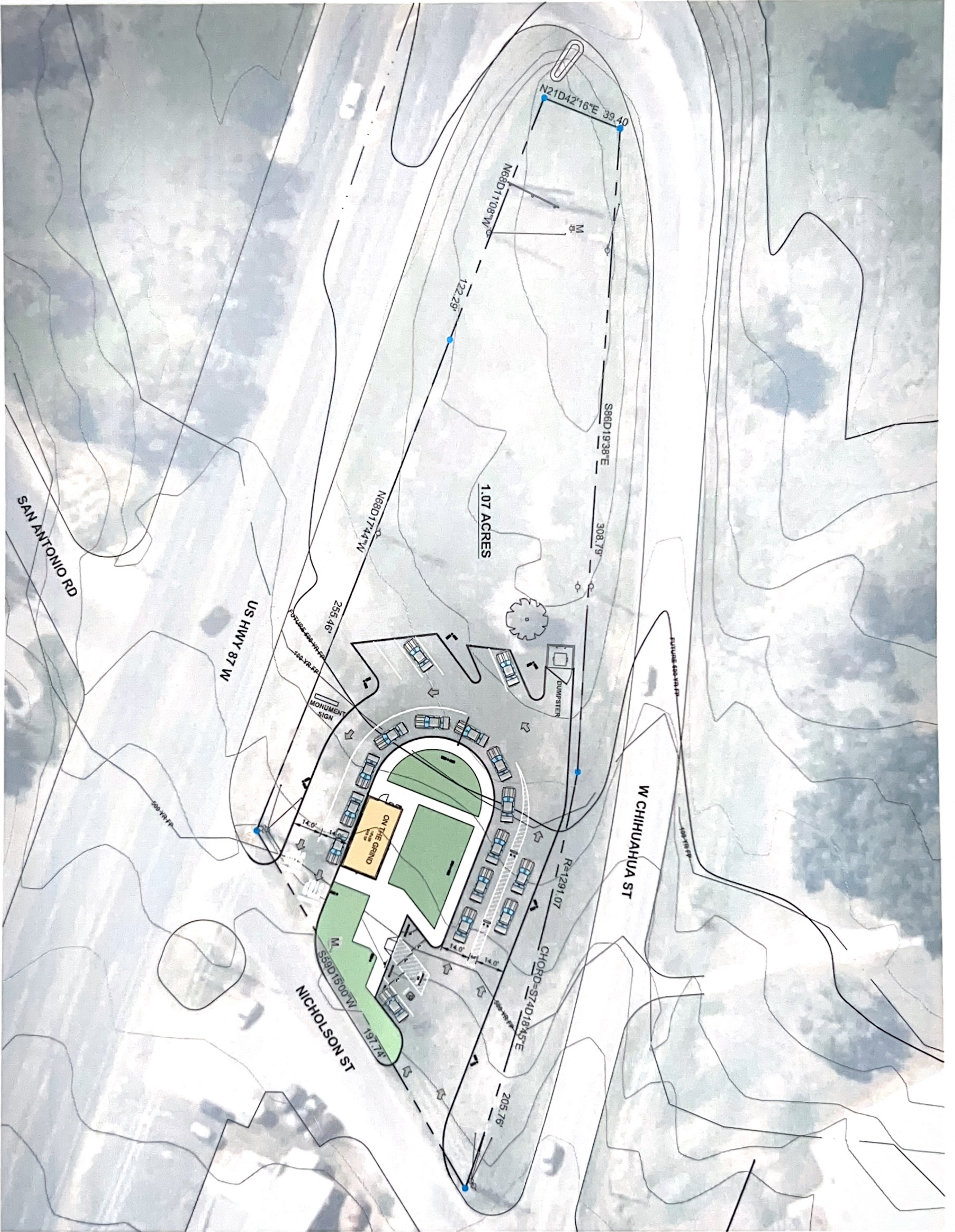


NUMBER	PID	PROPERTY OWNER	MAILING ADDRESS
1	27345	DANIEL J & MARY HUGHES	96 FM 1346, LA VERNIA, TX 78121-4033
2	27346	HOPE ASSEMBLY OF GOD CHURCH LA VERNIA	PO BOX 38, LA VERNIA, TX 78121
3	27347	HOPE ASSEMBLY OF GOD CHURCH LA VERNIA	PO BOX 38, LA VERNIA, TX 78121
4	27348	HOPE ASSEMBLY OF GOD	PO BOX 38, LA VERNIA, TX 78121
5	27427	LA VERNIA MINISTERIAL ALLIANCE	PO BOX 168, LA VERNIA, TX 78121
6	27546	LISA A SNYDER	134 RANCH COUNTRY DRIVE, LA VERNIA, TX 78121
7	27544	PLUM 191 LTD	PO BOX 338, FLORESVILLE, TX 78114
8	27542	DARYL C CURRIER MD	PO BOX 98, STOCKDALE, TX 78160-0098
9	27543	EDGAN EDWARD ELIZONDO	PO BOX 1667, ADKINS, TX 78101
10	27641	KK&E LLC	31007 WINDMILL LANE, BULVERDE, TX 78163
11	27658	AULTMAN ENTERPRISE LLC	1876 CR 342, LA VERNIA, TX 78121
12	27657	HIEH & HANH NGUYEN NGO	6930 COMANCHE VIEW, SAN ANTONIO, TX 78233-3042
13	27656	THE SHED LC	907 CR 347, LA VERNIA, TX 78121
14	27671	MK REAL ESTATE LLC	6051 FM 3009, SUITE 248, SCHERTZ, TX 78154-3434
15	27676	CADILLAC ALLIANCE PROPERTIES LLC	14255 BLANCO ROAD, SAN ANTONIO, TX 78216-7718



10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
 PHONE: (210) 740-2483 | (830) 931-1269
 TBPE No. F-18576 | TBPLS No. 101942291

200' OFFSET BOUNDARY EXHIBIT



OPTION 1

SCHEMATIC SITE PLAN

ON THE GRIND

REV. 1

NORTH



DATE 12/25/20
SCALE 1/8" = 1'-0"
PROPOSED BUILDING AREA 645 SF
PROPOSED PARKING SPACES 114C SPACES
DUMPSTERS 1
MONUMENT SIGN 1
ORIENTATIONS 1



LA VERNIA

