Date Received _____ Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 10-20-26

I (we) the undersigned, having an interest in property located at _____ Hwy 87, La Vernia, TX (see site map) Zoning C-2

Subdivision La Vernia TSC Lot 1 Block 1 Prop ID No. 12405

Property Owner Name FLP Development LLC c/o TKC CCCLXXXVII, LLC

Phone 704-365-6000 Cell _____

Mailing Address P.O. Box 10, La Vernia State TX Zip 78121

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

( ) Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."

( ) Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".

(X) Permit the modification of the ( ) height, ( ) yard, ( ) area, ( ) coverage and/or ( ) parking regulations as are necessary to secure appropriate development of the subject parcel.

The variance requested being more particularly the Board's consideration for relief from Ordinance No. 120910-01, Article _____, Section 38-407, _____; to permit Tractor Supply's Fenced Outdoor Display Area and Permanent Sidewalk Display Area (as shown in yellow & green on the attached site plan) which extend more than 10ft from the principal building wall.

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: The requested variance is not contrary to the public interest, as the proposed outdoor display areas will not create life-safety concerns or obstruct building entrances, exits, windows, or pedestrian access. This request is unique to Tractor Supply as a farm & ranch retailer becase a large portion of their products are primarily intended for outdoor use, storage, or handling and are not practical to display inside the store or in standard shopping carts.

Signature of Petitioner

D. Pierdolla - MANAGER
Property Owner(s) of Record or Authorized Agent