

AC-20-09 (3165 Misty Lane)

AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane.

Location:

- Approximately 10.167 acres located at 3165 Misty Lane in the ETJ
- Caldwell County
- **Current Configuration:**
Unplatted Lot
- **Surrounding uses include:**
 - Residential
 - Agricultural



<ul style="list-style-type: none"> Site Location Subject Property Parcel City Limit 	<p>0 250 500 1,000 Feet</p> <p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p style="text-align: right;">Map Date: 8/24/2020</p>
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DIVISION 3: LOTS

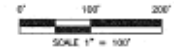
Section 3.6.3.1 Lot Standards

- A. Lot Frontage.** Every lot shall have frontage on a public street except as allowed under the courtyard or cottage court building types in Section 4.4.6.9 or Section 4.4.6.4.

D. REYES SUBDIVISION
10.167 ACRES
 OUT OF THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188
 CALDWELL COUNTY, TEXAS

Proposed 30' ROW Reservation

Existing Street Frontage



LEGEND

- DENOTES 1/2" HIGH ROD SET
- DENOTES 3/4" HIGH ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.C. DRAINAGE EASEMENT
- A BLOCK NAME
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - CITY LIMIT LINE
- P.M.C.C.C. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS

DATE: 8/20/2020

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

METS AND SIGNAL RECORDINGS

BEING A 10.167 ACRE TRACT OF LAND OUT OF THE THOMAS MAXWELL SURVEY, ABSTRACT 188, CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 10.167 ACRE TRACT CONVEYED BY ASSUMPTION, HAVING BEEN LOST TO BARRY REYES AND CRYSTAL A. REYES, AS RECORDED IN DOCUMENT NO. 2210-00000, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METS AND SIGNALS AS FOLLOWS:

BEGINNING AT A 5/8 INCH HIGH ROD FOUND MARKING THE EAST CORNER OF SAO REYES TRACT, COORDINATE WITH THE NORTH CORNER OF A 0.5111 ACRE TRACT OF LAND CONVEYED TO ALLEN MATTHEWS AND KELLY MATTHEWS, AS RECORDED IN DOCUMENT NO. 0179-00019, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, LINE OF THE SOUTHWEST RIGHT-OF-WAY LINE OF CALDWELL COUNTY ROAD 229, KNOWN AS MISTY LANE, A PUBLIC STREET;

THENCE SOUTH 48°20'00" WEST, ALONG THE SOUTHWEST LINE OF THIS TRACT, CORNER WITH THE NORTHWEST LINE OF SAO MATTHEWS TRACT, A DISTANCE OF 128.58 FEET, TO A 5/8 INCH HIGH ROD FOUND, LYING ON THE NORTHWEST LINE OF A 12.023 ACRE TRACT OF LAND CONVEYED BY HARMONY DEED TO BARRY REYES AND CRYSTAL REYES, AS RECORDED IN DOCUMENT NO. 2210-00000, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAO MATTHEWS TRACT, MARKING THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 09°02'00" WEST, ALONG THE SOUTHWEST LINE OF THIS TRACT, CORNER WITH THE NORTHWEST LINE OF SAO 15.023 ACRE REYES TRACT, A DISTANCE OF 238.11 FEET, TO A 5/8 INCH HIGH ROD FOUND, AT AN INTERIOR CORNER OF SAO 15.023 ACRE REYES TRACT, MARKING THE WEST CORNER OF THIS TRACT;

THENCE NORTH 48°27'30" EAST, ALONG THE NORTHWEST LINE OF THIS TRACT, CORNER WITH THE SOUTHWEST LINE OF SAO 15.023 ACRE REYES TRACT, A DISTANCE OF 1,074.05 FEET, TO A 5/8 INCH HIGH ROD FOUND, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MISTY LANE, MARKING THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 28°42'44" EAST, ALONG THE NORTHWEST LINE OF THIS TRACT, CORNER WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF MISTY LANE, A DISTANCE OF 238.23 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.167 ACRES OF LAND, MORE OR LESS.

Staff Recommendation

Staff recommends that the request be approved with the following condition:

1. The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.