

### **Caldwell County Agenda Item**

**AGENDA DATE:** February 12, 2026

**Type of Agenda Item:** Subdivision

**Subject:** To discuss and take possible action regarding a variance request concerning an 80.072-acre tract located on FM 713, which was denied an exemption approval due to adjacent flags which are not allowed under the requirements outlined in the Caldwell County's Development Ordinance section A.6 (C).

**Costs:** \$0.00

**Agenda Speakers:** Commissioner Horne/James Garon/Ben Williams/Tracy Bratton

**Backup Materials:** Attached

**Total # of Pages:** 13



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December 30, 2025

Gavin Boyd  
9054 FM 713  
Dale, Texas 78616

Re: Gavin Boyd – Subdivision Exemption

To Gavin Boyd,

In our role as consulting engineer to Caldwell County for review of subdivision plats and construction plans, Doucet has prepared this letter as provided under §3.3.1(B) of Caldwell County's Development Ordinance. The intent of this letter is to facilitate the application for permits and approvals by the County or other jurisdictions that are required for the development of or construction of improvements on the land.

The attached exhibit shows a division of your property +/-80.072-acre property (PID 13583) located at 9054 FM 713 Dale, Texas 78616. The exemption will be for eight (8) +/- 10.00-acre lots along FM 713. Upon review, the proposed division includes adjacent flag lots, which are not permitted under Caldwell County's Development Ordinance section A.6 (C).

While TxDOT approved the layout, the approval does not override Caldwell County's subdivision and development requirements. As proposed, the exemption application does not comply with the applicable standards and therefore cannot be approved.

Please note that all development and division of land (including exempt subdivisions) must comply with §3.3.1(C) which states:

- C) Even if a particular division of land is not subject to the requirement of platting, aspects of the development and sale of the land will be subject to the following:
  - 1) The applicable portions of the County's current ordinances and development permit procedures including but not limited to rules for driveway permits, OSSF, floodplain hazard management, and 9-1-1 addressing.
  - 2) All tracts must have fifty (50) feet frontage on a public or private roadway approved by Caldwell County.
  - 3) Restrictive Covenants imposed on the land if imposed by the Owners.

If any aspects of the proposed plan change, including changes to the size / shape of the proposed tracts or resubdivision of the tracts, a new review of the development plan will be required, and subdivision platting may be required. Be advised that under Caldwell County Resolution 42-2021, tracts measuring 20 acres or less are presumed to be used or intended to be used as a residence. A copy of this resolution is enclosed for your reference.

Regards,

A handwritten signature in black ink, appearing to read "Kimberly Johnson-Hopkins", written over a horizontal line.

Kimberly Johnson-Hopkins  
Doucet

TBPE Firm # 3937  
State of Texas Surveying Firm Certification # 10105800

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



cc: Kasi Miles  
Attachments: Survey Map  
Caldwell County Resolution 42-2021