

Date Received \_\_\_\_\_  
Permit/Receipt No. \_\_\_\_\_  
Fee Paid \_\_\_\_\_

**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 Dominion Holdings Management Group | Michael Gobart

Mailing Address P.O. Box 1208

Telephone 210 382-4924 Fax \_\_\_\_\_ Mobile 210 382-4924 Email questions@dominionhmg.com

Property Address/Location 376 Dry Hollow, La Vernia, 78121

Legal Description  
Name of Subdivision CITY OF LA VERNIA, LOT 163A, ACRES 4.34

Lot(s) 163A Block(s) \_\_\_\_\_ Acreage 4.34

Existing Use of Property Raw Land

Proposed Use of Property (attach additional or supporting information if necessary) Multi Family Housing

Zoning Change Request: Current Zoning R - A Residential Proposed Zoning R-2 General Residence District

If "PDD Planned Development District", check if: Concept Plan \_\_\_\_\_ or Detail Plan \_\_\_\_\_

Reason for request (please explain in detail and attach additional pages if needed) \_\_\_\_\_


Current zoning does not permit multi-family housing. We are seeking to develop and building housing for growing workforce needs in the La Vernia area.

**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 of Owner(s)/Agent**

10/14/2025  
**Date**

**For Office Use Only**

Date of Publication \_\_\_\_\_  
Date of 200 Ft Notices \_\_\_\_\_  
Ordinance No. \_\_\_\_\_

Date of P&Z Public Hearing \_\_\_\_\_  
Date of Council Public Hearing \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

## T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 9 Jun 2005 GF No. \_\_\_\_\_  
 Name of Affiant(s): KEITH JOHNSON (TRACT 2)  
 Address of Affiant: \_\_\_\_\_  
 Description of Property: 4.34 ACRES +/- 376 DRY HOLLOW RD, LA VILLA TX 78121  
 County: WILSON, Texas  
 Date of Survey: JUNE 2004

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

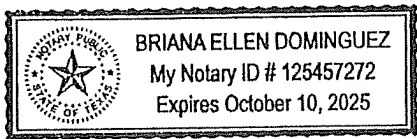
- NONE -

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Keith Johnson</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>_____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 9<sup>th</sup> day of June, 2025.



Briana Ellen Dominguez  
Notary Public

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:  
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## GENERAL WARRANTY DEED

THE STATE OF TEXAS                   §  
COUNTY OF WILSON                 §     KNOW ALL MEN BY THESE PRESENTS:

THAT, **ISABELLA GRACE BRIETZKE, a single woman**, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **KEITH JOHANSON, whose address is P. O. Box 460, LaVernia, Texas 78121**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Wilson County, Texas, to-wit:

Being **4.34 acres of land, more or less**, in Wilson County, Texas, as a part of the **Juan Delgado Grant, Survey No. 8. (A-8)**, and being the land described in deed wherein an undivided interest in said land is conveyed dated August 20, 2004 from Marjorie A. Rusch to Janice Fay Brietzke, of record in **Volume 1238, Page 185**, Official Public Records of Wilson County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Wilson County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

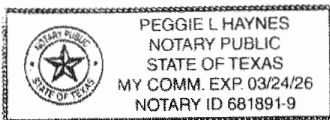
Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 22 day of **March, 2024**.

Isabella Grace Brietzke  
**ISABELLA GRACE BRIETZKE, a**  
**single woman**

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on this the 22 day of **March, 2024**, by  
**ISABELLA GRACE BRIETZKE, a single woman.**



Peggie L. Haynes  
Notary Public, State of Texas

982.Deeds2  
Seguin Title (PH)  
GF#035450STC

**Wilson County  
Genevieve  
Martinez  
Wilson County Clerk**

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**Instrument Number:** 141069

eRecording - Real Property

GENERAL W/D

Recorded On: March 25, 2024 08:29 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 141069  
Receipt Number: 20240322000041  
Recorded Date/Time: March 25, 2024 08:29 AM  
User: Loretta R  
Station: CC-2210

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF WILSON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Wilson County, Texas.**

*Genevieve Martinez*

Genevieve Martinez  
Wilson County Clerk  
Floresville, TX

Keith Johanson  
PO Box 460  
La Vernia, TX 78121  
(830) 779-7171

September 2, 2025

**To:** City of La Vernia — Planning & Zoning Department

**Subject:** Owner Authorization for Zoning Change Application (Agent Authorization Letter)

I/We, **Keith Johanson**, the owner(s) of the real property described below, hereby authorize **[Michael Gobart]** to act as my/our agent for the limited purpose of preparing, signing, filing, and pursuing a **Zoning Change Application** with the City of La Vernia, including:

1. Completing and submitting application forms, site information, and supporting materials.
2. Paying fees and responding to staff comments and requests for information.
3. Receiving notices, appearing at meetings/hearings, and speaking on my/our behalf.
4. Taking any other reasonable actions necessary to process the Zoning Change Application for the property identified below.

**Property Information**

- Property Address: **376 Dry Hollow, La Vernia, TX 78121**
- Property ID: Lot 163A, City of La Vernia, 4.34 ACRES

This authorization is **limited** to the zoning change request for the above property and shall remain in effect through the conclusion of the City's consideration of the application, including the hearing anticipated for **November [Year]** (second Tuesday), unless earlier revoked by me/us in writing and delivered to the City. A copy of the recorded deed is attached and incorporated by reference.

**Owner(s) Signature(s):** Keith Johanson

Keith Johanson

Owner

PO Box 460, La Vernia, TX 78121

(830) 779-7171

johansonrentals@gmail.com

September 2, 2025

**Texas Notary Acknowledgment**

**State of Texas**

**County of Wilson**

This instrument was acknowledged before me on **September 2, 2025** by **Keith Johanson**,  
**Owner.**

*Keith Johanson*

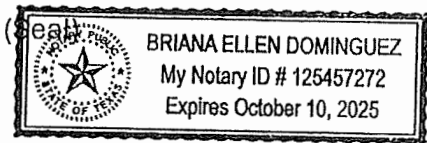
Notary Public, State of Texas

Printed Name: Briana Ellen Dominguez

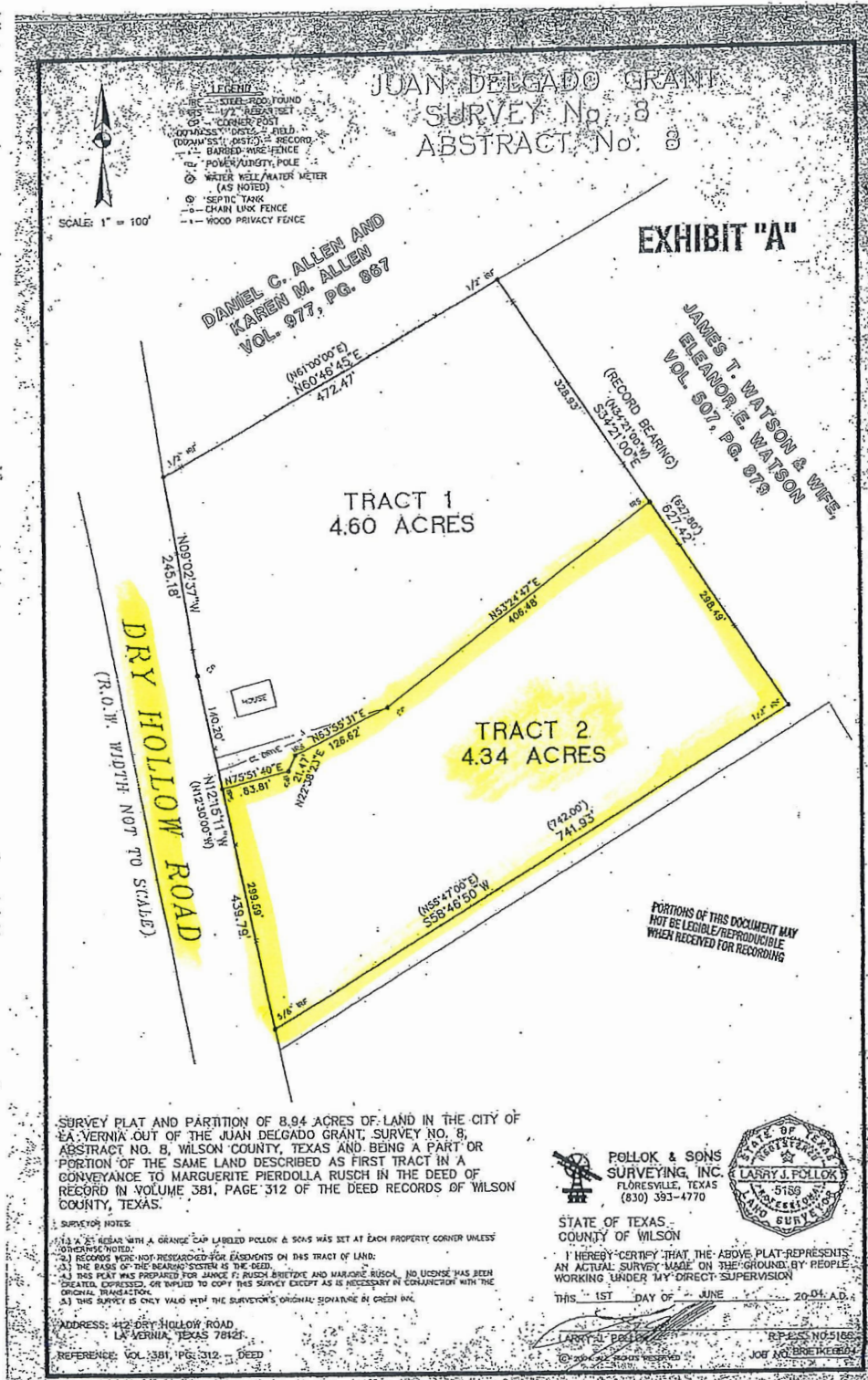
My Commission Expires: 10-10-25

Notary ID: 125457272

*Briana Ellen Dominguez*











WOODED AREA

16  
UNITS

180'

8  
UNITS

16  
UNITS

180'

FITNESS OFFICE  
MAINTENANCE

20' GRASS

24' DRIVE

42' DRIVE

64' DRIVE

22' DRIVE

Dry Hollow Rd

Kyle

Dry Hollow Rd

27390

20139356

7356

## MG Legacy Custom Homes

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**From:** Lindsey Wheeler <lboyd@lavernia-tx.gov>  
**Sent:** Monday, June 9, 2025 3:47 PM  
**To:** michael mglegacycustomhomes.com  
**Subject:** Re: (163A) - 376 Dry Hallow: Water & Sewer

Hi! I chatted with our engineer about these questions.

We discussed that neither water nor sewer should be an issue. The slope is the correct direction for the sewer as well. This will likely put the 6" gravity line close to capacity, however there is limited land that remains for development outside of the floodplain.

Their biggest concern in this area is drainage and ensuring you do not create additional flooding issues for the residents. Are you planning to build on more than just the 4 acres shown as 376 Dry Hollow Rd?

Lindsey Wheeler, MPA  
City Administrator  
City of La Vernia  
O: 830-779-4541  
C: 830-391-1206  
lboyd@lavernia-tx.gov

 [Book time to meet with me](#)

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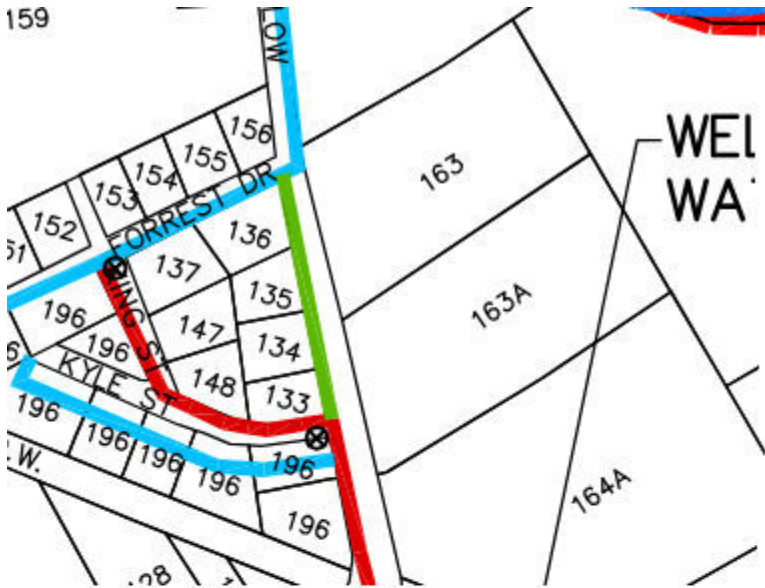
**From:** michael mglegacycustomhomes.com  
**Sent:** Monday, June 9, 2025 2:12 PM  
**To:** Lindsey Wheeler  
**Subject:** (163A) - 376 Dry Hallow: Water & Sewer

Lindsey, thank you for speaking with me earlier this afternoon.

Current infrastructure shows an existing 6" water main and an existing 6" sanitary sewer gravity main.

Would you let me know what the city's perspective is on servicing (48) 2 Bed | 2 Bath units with existing infrastructure?





**JUNE 2009  
REVISED OCTOBER 2011**

- EXISTING 1" WATER MAIN
- EXISTING 1 1/2" WATER MAIN
- EXISTING 2" WATER MAIN
- EXISTING 3" WATER MAIN
- EXISTING 4" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 10" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING FLUSH VALVE
- ⊗ EXISTING FIRE HYDRANT
- - - APPROXIMATE CCN
- - - ETJ
- - - CITY LIMITS



### **EXHIBIT 6-EXISTING SANITARY SEWER SYSTEM LA VERNIA, WILSON COUNTY, TEXAS**

**JUNE 2009  
REVISED OCTOBER 2011**

- EX. 4" SANITARY SEWER FORCE MAIN
- EX. 6" SANITARY SEWER FORCE MAIN
- EX. 8" SANITARY SEWER GRAVITY MAIN
- EX. 8" SANITARY SEWER GRAVITY MAIN
- EX. 10" SANITARY SEWER GRAVITY MAIN
- EX. 12" SANITARY SEWER GRAVITY MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT

I appreciate your help.

Michael Gobart

Builder | Manager

MG Legacy Custom Homes, LLC

[michael@mglegacycustomhomes.com](mailto:michael@mglegacycustomhomes.com)

[www.mglegacycustomhomes.com](http://www.mglegacycustomhomes.com)

# Dry hollow

302 Dry Hollow, La Vernia, TX 78121

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Calendar icon

Last full 12 months ▾

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