

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Marigold by Ripley Woodard

Date: April 16, 2025

Background

Ripley Woodard is requesting a variance request to the Waller County Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A – 4.3.5 Centerline radius 300' instead of 650' and 600' radius on 2 designated local street curves for Marigold General Plan in Precinct 3.

Staff Recommendation

None



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

NON-SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

The applicant must clearly demonstrate that the variance request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the variance is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION

Name: **K.B. Homes**

Mailing Address: **11314 Richmond Ave**

City, State, Zip: **Houston, TX, 77082**

Email: **erboening@KBhome.com**

Phone: **(830) 391-0812**

APPLICANT INFORMATION

Name: **Ripley Woodard**

Mailing Address: **24285 Katy Fwy Suite 525**

City, State, Zip: **Katy, TX, 77494**

Email: **rwoodard@meta-pd.com**

Phone: **(281) 204-8968**

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

16315 MATHIS RD, Hockley, TX.

12067

199.9

Address of Property

Property ID #

Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Sketch, drawing, boundary survey or WCAD map noting proposed development
☐ Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

Please see attached variance request

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Ripley Woodard

Ripley Woodard

3/27/2025

Printed Owner/Applicant Name

Signature Owner/Applicant

Date

OFFICE USE ONLY

☐ Approved ☐ Denied

NOTES

Waller County Commissioner Prct 1 2 3 4 Date

Waller County Judge

Date

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____

Waller County Subdivision Regulations, Appendix A – 4.3.5

Requirement: minimum centerline 650' radius on local street curves

Request: minimum centerline 300' radius and 600' radius on 2 designated local street curves.

Justification: A smaller local street centerline radius aligns with suburban development standards in the greater Houston area. Within the Marigold General Plan, this reduced radius supports passive traffic calming by encouraging a curvilinear street pattern. In contrast, larger radii promote higher vehicle speeds, increasing safety risks for pedestrians in suburban neighborhoods.

Smaller curve radii also enhance residential street design by creating a more visually dynamic streetscape, characterized by irregular fence lines and staggered front facades along the curve, reinforcing the suburban character.

The Marigold General Plan proposes reduced centerline radii in two central locations on unnamed local streets west of the main entrance and centrally located within the development. These locations feature centerline radii of 300 feet and 600 feet, effectively slowing traffic as vehicles approach residential areas.

By incorporating these reduced radii, the plan promotes a safer, more pedestrian-friendly suburban environment.

