

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Clear Creek Reserve 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' radius on 2 designated local street curves for Clear Creek Reserve General Plan in Precinct 2.

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: **Treaty Oak Developerrrs**

Mailing Address: **1135 Grand Central Parkway Suite 250**

City, State, Zip: **Conroe, Texas 77304**

Email:

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

APPLICANT INFORMATION

Name: **Ripley Woodard**

Mailing Address: **24285 Katy Freeway, 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)

PROP ID: 9634

9634

172.8

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

02/20/2025

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 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 Clear Creek Reserve General Plan, a reduced centerline radius supports passive traffic calming through a curvilinear street pattern. In contrast, larger curves encourage higher vehicle speeds, posing safety risks for pedestrians in suburban neighborhoods.

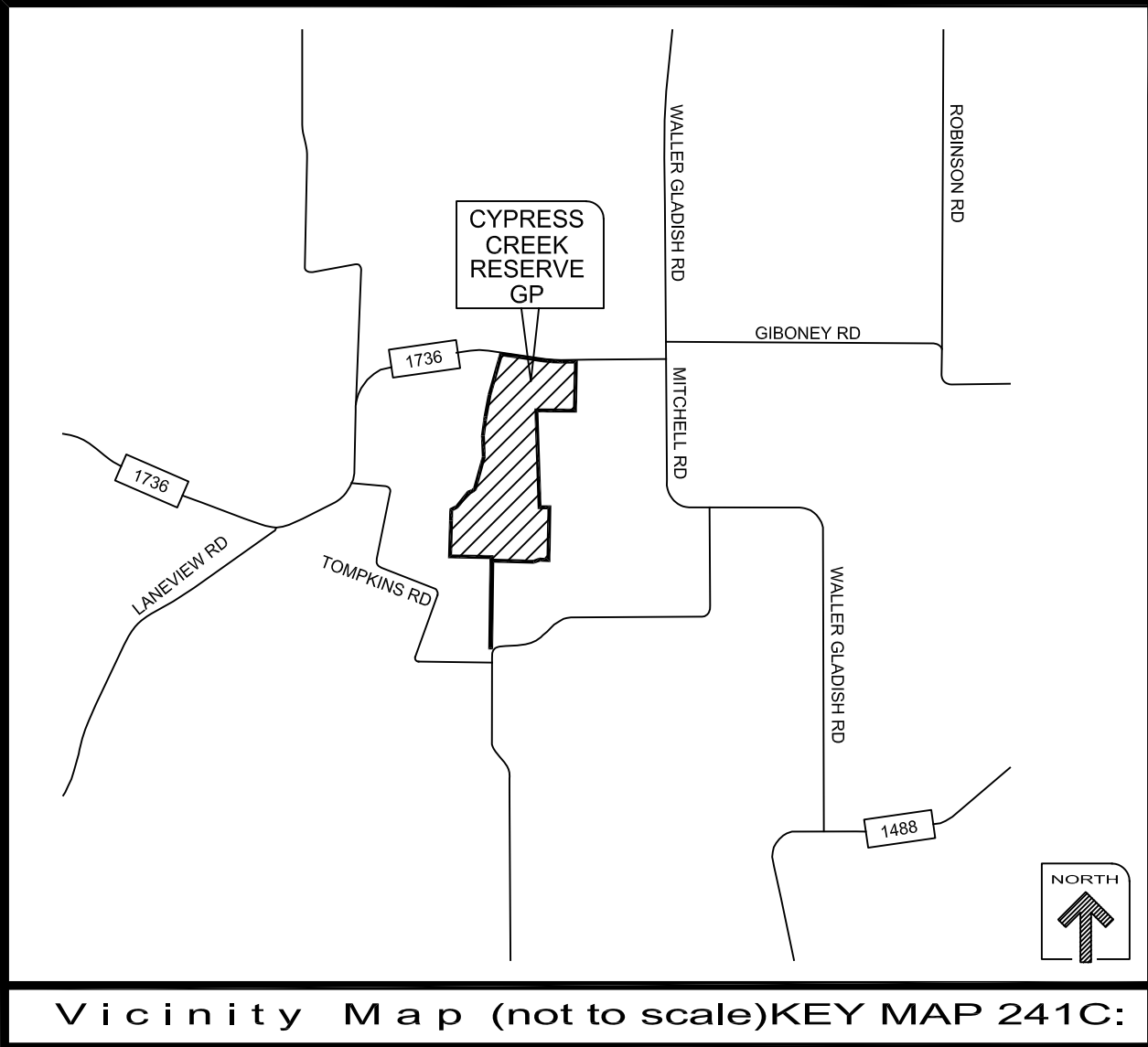
Smaller curve radii also enhance the flexibility of residential street design, contributing to a more suburban character. They create a visually engaging streetscape with irregular fence lines and staggered front facades along the curve.

In the Clear Creek Reserve General Plan, a reduced centerline radius is proposed in two locations and are both :

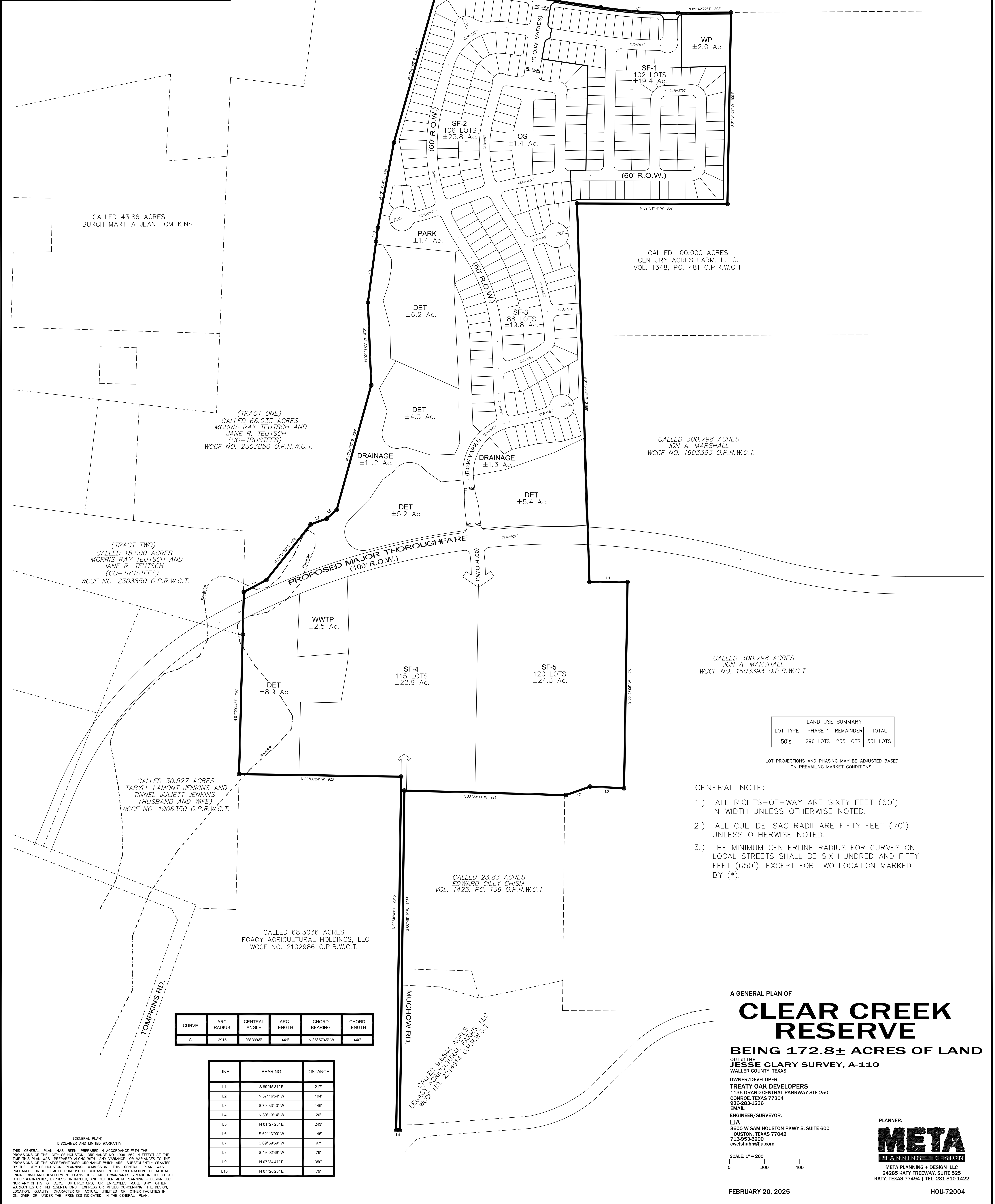
Northern Section – An unnamed local street west of the main entrance features a centerline radius of 300 feet. This design slows traffic as vehicles move toward residential areas.

Southern Section – A roadway segment curving east also maintains a centerline radius of 300 feet. This configuration reduces speeds for vehicles entering the subdivision or approaching from the south, improving safety for both pedestrians and drivers.

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



Vicinity Map (not to scale)KEY MAP 241C:



LAND USE SUMMARY			
LOT TYPE	PHASE 1	REMAINDER	TOTAL
50's	296 LOTS	235 LOTS	531 LOTS

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

GENERAL NOTE:

- 1.) ALL RIGHTS-OF-WAY ARE SIXTY FEET (60') IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADII ARE FIFTY FEET (70') UNLESS OTHERWISE NOTED.
- 3.) THE MINIMUM CENTERLINE RADIUS FOR CURVES ON LOCAL STREETS SHALL BE SIX HUNDRED AND FIFTY FEET (650'). EXCEPT FOR TWO LOCATION MARKED BY (*).

A GENERAL PLAN OF

CLEAR CREEK RESERVE

BEING 172.8± ACRES OF LAND

OUT OF THE
JESSE CLARY SURVEY, A-110
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
TRENTY OAK DEVELOPERS
1135 GRAND CENTRAL PARKWAY STE 250
CONROE, TEXAS 77304
936-283-1236
EMAIL

ENGINEER/SURVEYOR:
LJA
3600 W SAM HOUSTON PKWY S, SUITE 600
HOUSTON, TEXAS 77042
713-953-6200
cvelshuhm@lja.com

SCALE: 1" = 200'
0 200 400

PLANNER:

META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77454 | TEL: 281-810-1422

FEBRUARY 20, 2025

HOU-72004

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2910'	08°39'45"	441'	N 85°57'45" W	440'

LINE	BEARING	DISTANCE
L1	S 89°45'31" E	217'
L2	N 87°16'54" W	194'
L3	S 70°33'43" W	146'
L4	N 89°13'14" W	20'
L5	N 01°27'25" E	243'
L6	S 62°13'00" W	145'
L7	S 69°50'59" W	97'
L8	S 49°02'39" W	76'
L9	N 07°34'47" E	350'
L10	N 07°26'25" E	79'

(GENERAL PLAN)
DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON, ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.