



October 8, 2025

Mr. J. Ross McCall, PE
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Bluebonnet Variance Request** – 25' Garage Building Lines &
20' Building Lines On Cul-De-Sacs and Knuckles

Mr. McCall,

On behalf of Millrose Properties Texas, LLC, we respectfully submit a variance request for 25' Garage Building Lines and 20' Front Building Lines along cul-de-sacs and knuckles for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Bluebonnet is a proposed master planned community consisting of approximately 229.7 acres located north of F.M. 529, and adjacent to F.M. 362. Bluebonnet is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 878 new homes and the construction of approximately 5.8 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

Variance Request

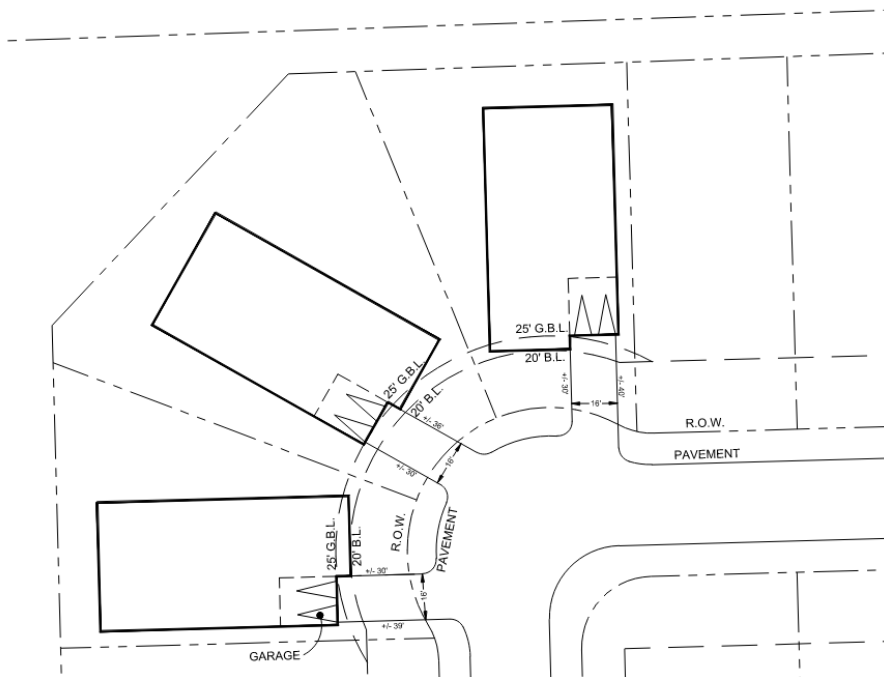
Platting Procedure 3.4.15: 25' Front Building Line

We respectfully request a variance from the standard 25-foot front building line requirement. Specifically, we propose maintaining a 25-foot setback for garages while allowing a reduced 20-foot front building line for homes located on cul-de-sacs and knuckles throughout all sections of the Bluebonnet community. This approach offers several benefits:

- **Preservation of Sidewalk and Street Access:** A 25-foot garage setback ensures that vehicles parked in driveways do not obstruct sidewalks or encroach upon the street, even on shorter or curved lots.

- **Enhanced Backyard Space:** Because lots are necessarily pinched on cul-de-sacs and knuckles, allowing homes to be positioned closer to the street with a 20-foot front building line helps preserve valuable backyard space for future homeowners.
- **Improved Safety and Spacing:** The proposed garage setback promotes greater spacing between driveways (approximately 2 feet on average), enhancing safety and ease of access when entering or exiting residential properties.

Diagram: 25' Garage Building Line / 20' Building Line On Cul-De-Sacs & Knuckles



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

Brad Sweitzer

Brad Sweitzer, AICP, PLA
Associate | Director of Planning & Visioning