WALLER COUNTY





MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Lucy Magana

Date: February 5, 2025

Background

Lucy Magana is requesting a variance request to the Waller County Subdivision and Development Regulations regarding platting procedure 3.4.8 Flag lot staff length which is 1,752' more than 960'allowed by regs.

Staff Recommendation

None



OFFICE USE ONLY Payment: Cash

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 of the Standards is maintained. Any variance granted will only be a was granted, and will not modify or change any standards as they	ppli	icable to the specific site and conditions for		
The applicant must clearly demonstrate that the variance request applicant must also clearly demonstrate that the variance is not de	mee	ets minimum acceptable engineering and sal		
Instructions: Complete all fields below. Additional sheets may be in the spaces provided below. Simply stating "see attached" is con			es must be included	
PROPERTY OWNER INFORMATION		APPLICANT INFORMA	TION	
Name: GRFIS6L, LLC,		Name: Lucy Magana, Platting Project	cy Magana, Platting Project Manager - Windrose	
Mailing Address: 5599 San Felipe #1510		Mailing Address: 5353 W Sam Houst	on Parkway N #150	
City, State, Zip: Houston, TX, 77056		City, State, Zip: Houston, Tx 770	041	
Email:		Email: lucy.magana@windros	eservices.com	
Phone:		Phone: 713-458-2281		
Location of Parent Tract (Picture of posted 9-1-1 num	ber	s required before variance will be g	ranted)	
No physical address yet as it is currently vacant land.		270992	5.00	
Address of Property		Property ID #	Acreage	
Copy of Recorded Deed VARIANCE REQUEST O Note the specific regulation(s) to which this variance is being required be met and what the proposed deviation will achieve. (Attached a	este		uirements can't	
Please see justification letter.				
OWNER/APPLICANT CERITIFICATION & ACKNOWLEDGEMENT				
The owner and applicant declare under the penalty of perjury, and provided on this form and submitted attachments are true, factual any false misleading information contained herein is grounds for v	d an ıl, ar varia	y other applicable state or federal law, that nd accurate. The owner and applicant also hance denial and/or permit revocation.		
Lucy Magana Lucy Magana rinted Owner/Applicant Name Signature Owner/Applicant		Owner/Applicant	Date	
		SE ONLY		
OFFIC	E U.	NOTES		
Approved Denied				
Waller County Commissioner Prct 1 2 3 4 Dat	te			
Waller County Judge Dat	e			

Check



June 21, 2024

Waller County Engineering 775 US-290 BUS Hempstead, Texas 77445

Re: Gated Rentals RV Park Overview

We are requesting a variance to the flag pole length regulation in the Waller County Subdivision regulations.

Variance Requested and explanation:

Note the specific regulation(s) [Subdivision—Development Regulations REVISED FINAL12-06/2023] to which this variance is being requested.

(Waller County 2.10 Flag Lot) – for the purposes hereof, a key or flag shaped lot shall mean a lot having gross disparities in width between side lot lines, sometimes resembling a flag or flag pole, a key, or some other lot shape of comparable irregularity. Key or flag shaped lots shall not be prohibited if otherwise in compliance with the minimum lot size requirements of this and other applicable regulations of the County and, provided that no portion of any such lot is less than sixty feet (60') in width.

(Waller County 3.4.8) Flag lots, if allowed, shall have a minimum strip of land (Flag staff) width of 60 feet and staff length no longer than 500 feet + 20 feet for each acre greater than 10 acres. No more than two flag lot strips shall be located side by side. The flag lots main body of land cannot be located behind another flag lot.

(Waller County 5.9) The County may determine plats containing "flag lots" to be a detriment to the public interest, welfare and/or safety, and may require internal street construction at the sole discretion of the Commissioners Court.

Describe why the County's minimum requirements can't be met

- 1. <u>Shall have a minimum strip of land (Flag staff) width of 60 feet and staff length no longer than 500 feet + 20 feet for each acre greater than 10 acres.</u>
 - a. The length of the pole strip of the flag lot equals to 2,711.84' which exceeds the amount. This requirement cannot be met due to a land swap giving access to the property.
- 2. No more than two flag lot strips shall be located side by side.
 - a. No are no adjacent flag lots.
- 3. Flag lots main body of land cannot be located behind another flag lot.
 - a. There are no adjacent flag lots to the subject tract.

What the proposed deviation will achieve.

The applicant intends to develop a 457 unit RV park, with an amenities area. The site will be accessed through a flag strip fronting FM 362, running West into the park.

The granting of this requested variance will allow for the development of this tract. If no variance is granted, the site would not be able to meet the maximum flag lot length due to adjacent ownership north and south of said strip. The East end of said flag strip fronts F.M. 362 with a width of 74.74 feet, exceeding the minimum frontage width, and allowing access to the development area.

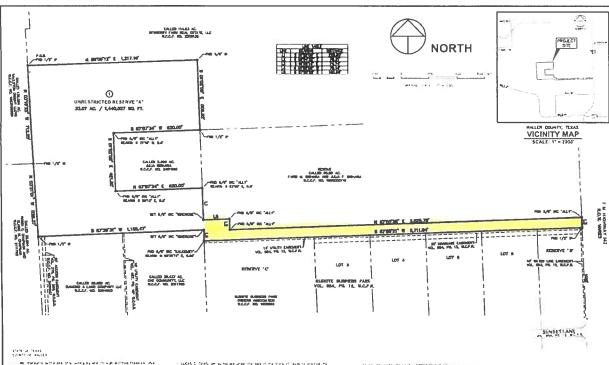
We believe it to be in the interest of both Waller County and the developer to allow this variance to be granted. The tract in question would not have the ability for development otherwise, as it is currently landlocked outside of the flag pole strip.

Sincerely,

Lucy Magana

Platting Project Manageri

WINDROSESERVICES.COM | FIRM REGISTRATION NO. 10108800



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