



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: **1605 Investment**
Mailing Address: **3200 Southwest Freeway, Suite 2600**
City, State, Zip: **Houston, Texas 77027**
Email: **Kasper.Musteikis@hines.com**
Phone: **(936) 777-6600**

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: 271078	271078	526.2
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	09/08/2025
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 \$1,000 _____ ID # _____

Waller County Subdivision Regulations, Appendix A – 4.1

Requirement: *Item V.D* of DA- Minimum 6-foot-wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property.

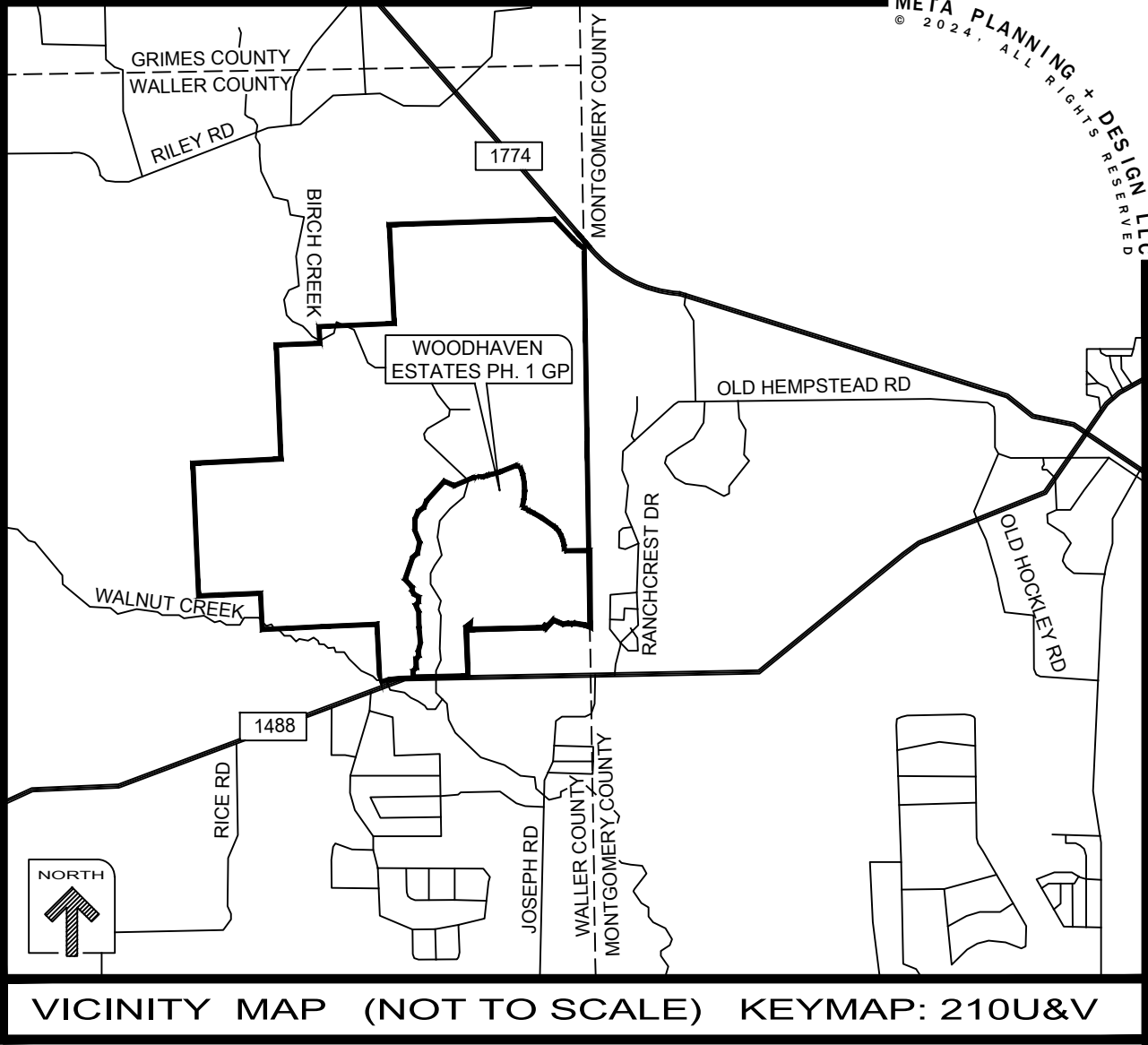
Request: a twelve-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two 6-foot-wide sidewalks on both sides of the right-of-way.

Proposed New Language: “Minimum 6-foot wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property. ***At the discretion of the Developer, a twelve-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two 6-foot-wide sidewalks on both sides of the right-of-way.*** Sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided. And if so provided, the HOA or District, (not Waller County) shall be responsible for the maintenance of the joint-use trail and its ancillary signage, and landscape.”

Justification: This proposed change would preserve the total sidewalk area while significantly enhancing the overall pedestrian environment by introducing wider, more accessible trails designed to accommodate a variety of activities, including walking, biking, jogging, and other forms of recreation. By improving the trail width and functionality, the project aims to create a safer, more comfortable, and more engaging space for all users, ultimately promoting greater connectivity and encouraging active, healthy lifestyles within the community.

LINE	BEARING	DISTANCE
L1	S 63°49'49" W	71'
L2	S 46°12'19" E	74'
L3	S 43°29'59" W	324'
L4	S 87°14'43" E	324'
L5	N 79°48'29" E	154'
L6	N 81°01'54" W	110'
L7	S 76°42'44" W	90'
L8	N 79°38'50" W	310'
L9	S 70°35'54" E	176'
L10	S 70°35'54" E	176'
L11	N 09°02'18" W	2390'
L12	N 89°04'11" E	780'
L13	N 50°08'32" W	467'
L14	N 61°06'18" W	98'
L15	N 68°02'31" W	23'
L16	N 71°35'4" W	120'
L17	S 67°47'51" W	25'
L18	S 67°39'50" E	102'
L19	S 68°15'22" W	496'
L20	N 47°34'26" E	50'
L21	N 77°06'30" E	194'
L22	S 74°39'00" W	71'
L23	S 68°08'52" W	117'
L24	N 69°05'02" E	116'
L25	N 34°56'20" E	24'
L26	S 60°37'23" E	30'
L27	N 66°05'02" E	94'
L28	S 66°23'00" W	622'
L29	N 73°39'00" E	14'
L30	S 66°02'11" E	327'
L31	S 47°32'54" W	616'
L32	S 21°32'58" W	265'
L33	N 52°52'52" E	222'
L34	S 21°21'58" W	251'
L35	S 50°17'00" W	346'
L36	N 22°38'02" W	384'
L37	N 104°19'41" E	347'
L38	S 60°06'40" W	193'
L39	S 76°16'50" W	710'
L40	N 43°17'00" W	321'
L41	S 103°30'00" W	106'
L42	S 26°43'00" E	120'
L43	S 01°12'04" E	177'
L44	S 03°37'54" W	166'
L45	N 65°53'58" E	123'
L46	N 24°08'52" W	230'
L47	N 14°39'38" E	273'
L48	S 06°47'14" E	151'
L49	S 194°22'00" W	116'
L50	S 02°07'13" E	286'
L51	S 100°04'00" W	131'
L52	S 03°05'01" E	191'
L53	S 78°19'50" W	1674'
L54	N 02°23'12" W	1296'
L55	S 71°28'40" W	149'
L56	S 03°31'18" W	141'
L57	S 03°23'40" E	14'
L58	S 88°16'02" W	2207'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1230'	2234.04'	454'	245'	S 130°20'7" E	481'
C2	630'	2400'32"	264'	134'	S 36°19'24" E	262'
C3	630'	0649'39"	75'	38'	N 5144'30" W	75'
C4	1530'	0954'33"	265'	133'	N 6045'54" W	264'
C5	500'	0724'12"	65'	32'	N 6448'25" W	65'
C6	621'	0547'30"	63'	31'	S 711°7'52" E	63'
C7	30'	8928'28"	47'	30'	S 2921°01" E	42'
C8	1960'	3722'51"	1272'	660'	S 0330'44" E	1250'
C9	50'	9333'47"	82'	53'	N 7809'31" E	73'
C10	5749'	0928'53"	951'	477'	N 0401'53" W	950'



- GENERAL NOTES:
- 1.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.
 - 2.) ALL CUL-DE-SAC RADII ARE FIFTY FEET (50') UNLESS OTHERWISE NOTED.
 - 3.) THIS GENERAL PLAN IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH INCLUDES VARIANCES COVERING MULTIPLE DESIGN FEATURES, SUCH AS:
 - STREET WIDTH AND CENTERLINE GEOMETRY
 - 60' ROW AND 600 MINIMUM CLR FOR COLLECTORS
 - 50' ROW AND 150' MINIMUM CLR FOR LOCAL STREET
 - 10' SETBACK ON SIDE STREETS (CORNER LOTS)
 - CUL DE SAC 50' ROW RADIUS
 - NO CROSSINGS OF BIRCH CREEK ASIDE FROM THOROUGHFARES
 - BLOCK LENGTH AND POINTS OF ACCESS
 - MIN LOT SIZE 40' AND SPECIALTY PRODUCT ALLOWED (TOWNHOMES, ETC)

SEE THE DEVELOPMENT AGREEMENT DOCUMENT FOR FURTHER DETAILS

4.) THE ESTIMATED LOT COUNT BELOW IS SUBJECT TO CHANGE:

PHASE 1
40'X120': 102 LOTS
45'X120': 226 LOTS
50'X120': 444 LOTS
55'X120': 54 LOTS
60'X120': 234 LOTS
ESTIMATED TOTAL: 1,060 LOTS

A GENERAL PLAN OF

WOODHAVEN ESTATES PHASE ONE

BEING 526.2± ACRES OF LAND

OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS

OWNER/DEVELOPERS:
1605 Investments
3200 Southwest Freeway, Suite 2600
Houston, TEXAS 77027

ENGINEER/SURVEYORS:
QUIDDITY
1575 Sawdust Road, Suite 400
Woodlands, TEXAS 77380
TREES@QUIDDITY.COM
(281) 384-6645

SCALE: 1" = 300'
0 300 600

SEPTEMBER 25, 2024

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

MTA-1384B

DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE WALLER COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE(S) TO THE PROVISIONS OF THE FOREMENTIONED REGULATIONS WHICH HAVE BEEN GRANTED OR ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY COMMISSIONERS COURT. 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 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.