



August 12, 2025

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

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

Mr. McCall,

On behalf of PHHOU – Cane Island 178, 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

Lakes of Cane Island is a master planned community consisting of approximately 221.5 acres located north of Morton Road, approximately 2,400' west of Pitts Road. The tract is located fully within Waller County.

The proposed plan will yield approximately 564 new homes and the construction of approximately 3.5 miles of local street.

The developer desires to construct a community, surrounded by outdoor amenities and open space, with a wide range of housing types and prices, a diverse selection of lots, and an appropriate spectrum of non-residential land uses to support a quality residential development.

Variance Request

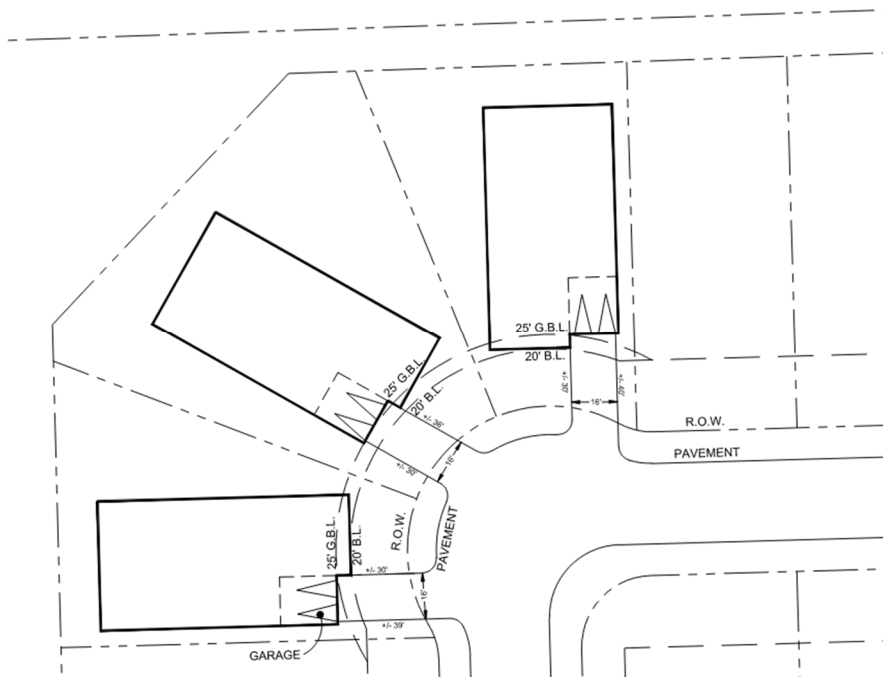
Platting Procedure 3.4.15: 25' Front Building Line

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 Lakes of Cane Island 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