

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Sofi Lakes Development – Chrishone Peterson

Date: January 24, 2024

Background

Three variance requests to the Waller County Subdivision and Development Regulations for Sofi Lakes Development by Chrishone Peterson in Precinct 3.

Staff Recommendation

None

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____



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: Gaudenbore / Sofi Lakes LLC
Mailing Address: 9019 Tri-City Beach Rd
City, State, Zip: Baytown Tx 77523
Email: sophia.fifil@gmail.com
Phone: 281-646-1727

APPLICANT INFORMATION

Name: Ra Miller Engineers
Mailing Address: 6346 Park Ten Place
City, State, Zip: Houston TX 77084
Email: CPeterson@RaMiller.com
Phone: 281-921-8773

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

7880 Morrison Rd 40202 622.4
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.)

Cul-de-sacs shall have a minimum row of 70' with rural paving section of 50-ft radius paved travel-way or a 50-ft to back of curb.

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.

Christhane Peterson [Signature] 1/4/24
Printed Owner/Applicant Name Signature Owner/Applicant Date

OFFICE USE ONLY

NOTES	
☐ Approved ☐ Denied	
Waller County Commissioner Prct 1 2 3 4 Date	
Waller County Judge Date	

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # 10028631746



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445

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\$1,000.00 Fee

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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: Garden bore / Sofi Lakes LLC
Mailing Address: 9019 Tri-City Beach
City, State, Zip: Baytown TX 77523
Email: sophiafilfil@gmail.com
Phone: 281-646-1727

APPLICANT INFORMATION

Name: RG Miller Engineers
Mailing Address: 16340 Park Ten Place
City, State, Zip: Houston TX 77084
Email: CPeterson@rgmiller.com
Phone: 281-921-8773

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

7880 Morrison RD 40202 622.4
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.)

A minimum Centerline Radius of 650 shall be used (Waller County 4.3.5)

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.

Christhone Peterson [Signature] 1/4/24
Printed Owner/Applicant Name Signature Owner/Applicant Date

OFFICE USE ONLY

		NOTES
☐ Approved	☐ Denied	
Waller County Commissioner Prct 1 2 3 4 Date		
Waller County Judge Date		

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # 10028631714

December 7, 2023

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

Re: Sofi Lakes General Plan Variance Overview

We are seeking three variance requests with the Sofi Lakes Development.

1. ***Lots shall have a minimum of 50 feet in width at the right of way line.*** (Waller County 3.4.7)
 - a. We are proposing a mixture of lots that range from 40' wide to 60' wide. This gives the community a diverse selection of lot sizes and home types that will provide a range of affordability options.
2. ***A minimum centerline radius of 650 feet shall be used.*** (Waller County 4.3.5)
 - a. We are proposing 300' centerline radius for local streets. Centerline radius less than 650 feet for local/minor streets is acceptable in the land development community and will not hinder the mobility or safety within the subdivision. City of Houston IDM 2023 10.3.03D allows a minimum of 300' centerline radius on local and minor collector streets.
3. ***Cul-de-sacs shall have a minimum right-of-way of 70 feet (radius) with a rural paving section of 50-foot radius paved travel-way, or a 50-foot radius to back of curb.*** (Waller County 4.3.4)
 - a. A standard right of way of 60' (radius) for a cul-de-sac with a 50' paving radius has been determined to be sufficient for vehicle turn around in the development community. The 70-foot requirement is excessive for a single-family residential development.

Regards,

R.G. Miller | DCCM

Chad Miller

Chad Miller
Planner III
cmiller@rgmiller.com

\\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.000 ON-CALL ENG SERVICES\CA\PLAN\GENERAL PLAN\DWG Jm. 9. 2024-8-29 AM CHAD MILLER

635.201 ACRES TO:
KATY PRAIRIE CONSERVANCY
VOLUME 848, PAGE 818.
D.R.W.C.T.

118.748 ACRES (TRACT "C") TO:
IRA. G. LAPHAM
VOLUME 148, PAGE 581.
D.R.W.C.T.

118.748 ACRES (TRACT "D") TO:
SEI CHANG OH & MYUNG HEE OH 50%
JACK K.C. WONG 25%
PAY-ZEN CHENG & MORIE CHENG 25%
ABSTRACT OF JUDGEMENT
VOLUME 380, PAGE 436.
D.R.W.C.T.

118.748 ACRES (TRACT "D") TO:
SEI CHANG OH
VOLUME 408, PAGE 731.
D.R.W.C.T.

MORRISON ROAD
NO RECORD INFORMATION
(60' AS OCCUPIED)

160.721 ACRES TO:
ROSANNE M. LOPEZ, TRUSTEE,
OR THE SUCCESSOR TRUSTEES,
OF THE W.C. STOCKDICK, JR.
DECEDENT'S TRUST DATED
OCTOBER 24, 2009
VOLUME 1377, PAGE 117.
D.R.W.C.T.

HUMBLE OIL & REFINING COMPANY
PIPELINE EASEMENT
VOLUME 10, PAGE 402
D.R.W.C.T.

10 ACRES TO:
HUMBLE OIL &
REFINING CO.
VOLUME 196, PAGE 623.
D.R.W.C.T.

575.642 ACRES
JR EVERGREEN, LLC
W.C.C.T. No. 180711
D.R.W.C.T.

20 ACRES TO:
WET SOUNDS, INC.
VOLUME 1376, PAGE 631
D.R.W.C.T.

7.408 ACRES TO:
URIAS GOMEZ & ERICA GOMEZ
VOLUME 1388, PAGE 482
D.R.W.C.T.

13.695 ACRES TO:
LASERWATH LIMITED
LIABILITY COMPANY
VOLUME 1338, PAGE 144
D.R.W.C.T.

13.695 ACRES TO:
C. SANCHEZ CHILDREN'S
COMMERCIAL REAL ESTATE
INVESTMENTS, LTD
VOLUME 1175, PAGE 621
D.R.W.C.T.

575.642 ACRES
JR EVERGREEN, LLC
W.C.C.T. No. 180711
D.R.W.C.T.

FREEMAN RANCH SEC 2
W.C.C.T. No. 1806277
D.R.W.C.T.

FREEMAN RANCH SEC 1
W.C.C.T. No. 1805873
D.R.W.C.T.

401.115 ACRES TO:
CHARLES A. MENKE, KATHERINE LEA
MENKE HOLMES, JOHN MALLS MENKE
W.C.C.T. No. 18100611
D.R.W.C.T.

FUTURE 50'
DEDICATION

364.14 ACRES TO:
KATY PRAIRIE CONSERVANCY
VOLUME 1334, PAGE 254
D.R.W.C.T.

57.8006 ACRES TO:
KENNETH R. JASEK &
JOANNA H. JASEK
VOLUME 933, PAGE 648
D.R.W.C.T.

575.411 ACRES TO:
KENNETH R. JASEK &
JOANNA H. JASEK
VOLUME 1008, PAGE 658
D.R.W.C.T.

LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
W.C.C.T.	= WALLER COUNTY CLERK'S FILE
W.C.D.R.	= WALLER COUNTY DEED RECORDS
LTD.	= LIMITED
NO.	= NUMBER
P.G.	= PAGE
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
ST.M.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
	= STREET NAME CHANGE
①	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MSD CAP (UNLESS OTHERWISE NOTED)
•	= FOUND 5/8-INCH IRON ROD W/MSD CAP (UNLESS OTHERWISE NOTED)

NOTES:

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999888881431.
2. THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOODPLAIN.
3. LOT COUNT:
40' X 120'/127' --- 447
45' X 120'/127' --- 402
50' X 120'/127' --- 578
60' X 120'/127' --- 378
TOTAL --- 1,800

SOFT LAKES GENERAL PLAN

A SUBDIVISION OF 622.4 ACRES OF LAND
LOCATED IN H. & T.C.R.R. SURVEY, BLOCK 113,
ABSTRACT 173
WALLER COUNTY, TEXAS

DATE: JANUARY, 2024

SCALE: 1" = 300'

PREPARED FOR:
GARDENBURE
ENGINEERS

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | T&E Eng F-487

16340 Park Ten Place Ste 350
Houston, TX 77064

713-461-9600 | rgmiller.com

