



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: Hegar Springs LLC
Mailing Address: 6046 FM 2920 Suite 51
City, State, Zip: Spring, Texas, 77379
Email: duane@jalankent.com
Phone: 281-850-4282

APPLICANT INFORMATION
Name: Louis Mui
Mailing Address: 1904 West Grand Parkway N. Suite 100
City, State, Zip: Katy, Texas, 77449
Email: lmui@lja.com
Phone: 210-630-6485

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)
ABS A326700 A-267 HENRY TROTT TRACT 9 ACRES 223.65 12748/24112 223.6536
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.

Louis Mui	Louis Mui	10/13/2025
Printed Owner/Applicant Name	Signature Owner/Applicant	Date

OFFICE USE ONLY

<input type="checkbox"/> Approved <input type="checkbox"/> Denied	NOTES
Waller County Commissioner Prct 1 2 3 4 Date	
Waller County Judge Date	

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

Waller County Appendix E – Drainage Criteria Manual

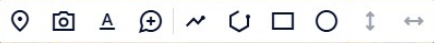
Requirement: Waller County prefers separate off-line detention facilities, but in-line facilities will be considered on a case-by-case basis and will only be approved after Waller County is satisfied that there will be no negative impacts to adjacent property owners.

Request: In-line detention for existing detention pond.

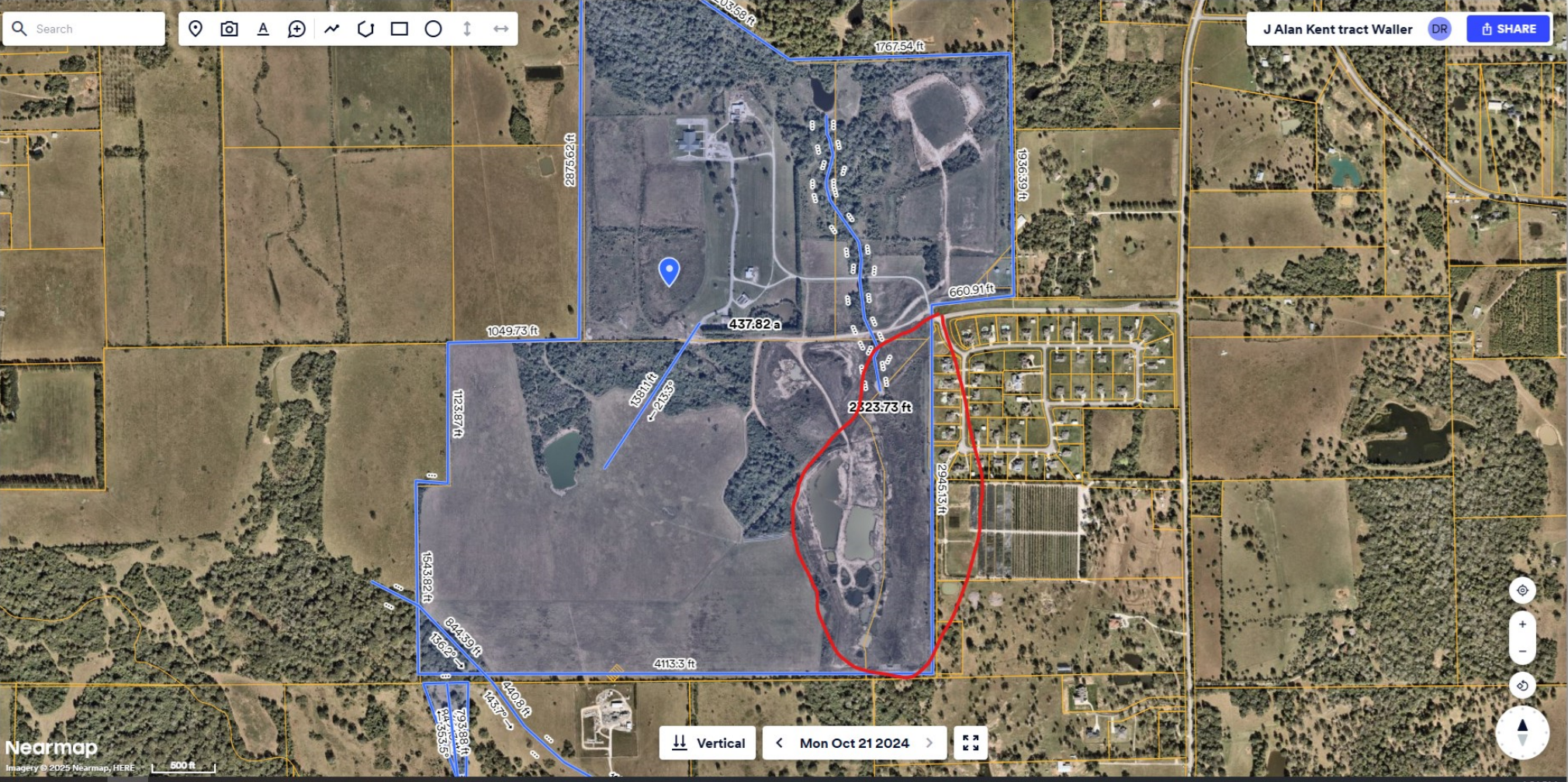
Justification: This existing in-line detention pond was constructed in accordance with a county-approved drainage impact analysis report and corresponding detention pond design plans. The volume in the existing pond will remain unchanged but the outfall structure will be adjusted to ensure no impacts to the receiving stream. The existing outfall consists of 4-8'X5' RCBs and a 160-ft weir. One outfall pipe will be plugged, leaving 3-8'X5'RCBs open. A 1-foot plate will be placed over the open pipes to reduce the opening sizes to 3-8'x4'. The weir will also be adjusted to a 175-foot opening, and the flowline elevation will be raised from 247.50 feet to 248.00 feet.

By incorporating the grandfathered in-line detention pond, there will be no impacts to the downstream adjacent property owners.

Search



J Alan Kent tract Waller DR [SHARE](#)

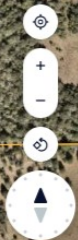


Nearmap

Imagery © 2025 Nearmap, HERE

500 ft

Vertical < Mon Oct 21 2024 >

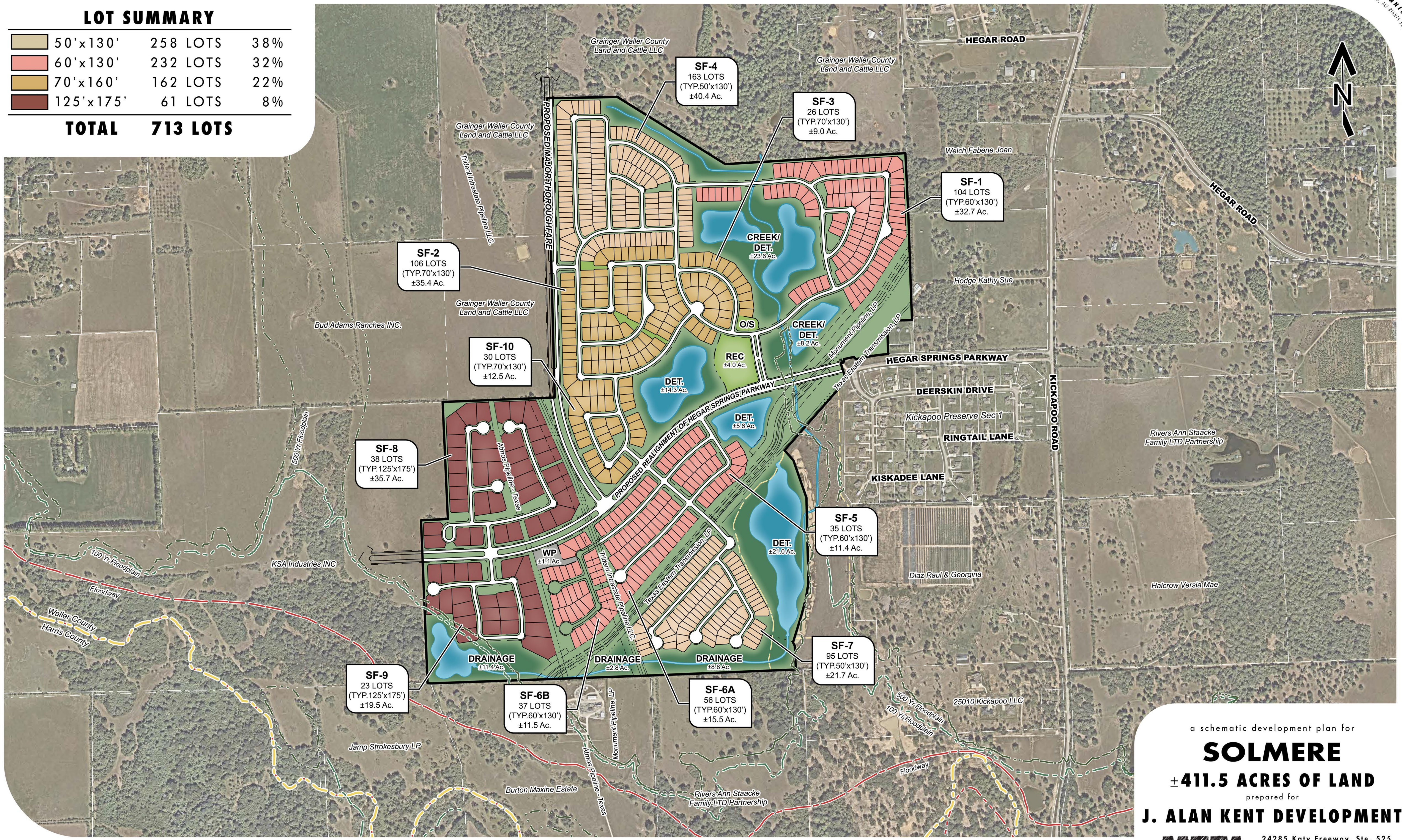


1:54 PM

LOT SUMMARY

50'x130'	258 LOTS	38%
60'x130'	232 LOTS	32%
70'x160'	162 LOTS	22%
125'x175'	61 LOTS	8%

TOTAL 713 LOTS



a schematic development plan for
SOLMERE
 ± 411.5 ACRES OF LAND
 prepared for
J. ALAN KENT DEVELOPMENT



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



HOU-1305A
 OCTOBER 9, 2025

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