WALLER COUNTY





MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Lucy Magana

Date: July 24, 2024

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



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.

in the spaces provided below. Simply stating see attach	ieu is consiu	ered msdiffcient information.	
PROPERTY OWNER INFORMATION		APPLICANT INFORMATION	
Name: GRFIS6L, LLC,	Name: Lucy Magana, Platting Project Manager - Windrose		
Mailing Address: 5599 San Felipe #1510		Mailing Address: 5353 W Sam Houston Parkway N #150	
City, State, Zip: Houston, TX, 77056		City, State, Zip: Houston, Tx 7	7041
Email:		Email: lucy.magana@windroseservices.com	
Phone:		Phone: 713-458-2281	
Location of Parent Tract (Picture of posted 9-1	l-1 number	rs required before variance will be	granted)
No physical address yet as it is currently vacant lar		270992	5.00
Address of Property		Property ID #	Acreage
Copy of Recorded Deed VARIANCE RE Note the specific regulation(s) to which this variance is be		RVIEW & JUSTIFICATION ed. Describe why the County's minimum	requirements can't
be met and what the proposed deviation will achieve. (A		tional sheets if more room is needed.) tification letter.	
Request Variance to all	ow Fl	ag staff Length of	2,712-Ft
OWNER/APPLICAN	CERTIFICA	ATION & ACKNOWLEDGEWENT	
The owner and applicant declare under the penalty of provided on this form and submitted attachments are transfalse misleading information contained herein is gro	ue, factual, a	nd accurate. The owner and applicant als	
Lucy Magana	Lucy	Magana • Owner/Applicant	06/21/2024
Printed Owner/Applicant Name	Signature	e Owner/Applicant	Date
	OFFICE U	SE ONLY	
		NOTES	
Approved Denied			
Waller County Commissioner Prct 1 2 3 4	Date		
Waller County Judge	Date	d:	
OFFICE USE ONLY Payment: Cash	Check	# cc/,000,00	ID#100301893264



July 11, 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. There 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 an RV park, with an amenities area including a playground, dog park, laundry, office, mail, ramps and a shop. The site will be accessed through a flag strip fronting FM 362, running West into the park. Access from FM 362 will allow for a better access for traffic in and out of the development and proper access for emergency vehicles.

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.

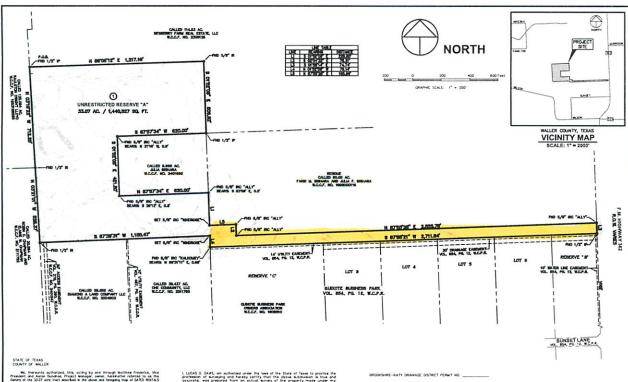
Sincerely,

Lucy Magana
Lucy Magana

Platting Project Manageri

lucy.magana@windroseservices.com O: (713) 458-2281 D: (713) 297-8315

WINDROSESERVICES.COM I FIRM REGISTRATION NO. 10108800



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Matthew Frederic STATE OF TEXAS COUNTY OF WALLER

Auron Dunahoe Project Manager

Notory Public in and for the State of Texas

Wy Commission Expires:

- GENERAL NOTES

 BEARNOS MERE BASED ON THE TEXAS STATE PLANE (CORDINATE SYSTEM, SOUTH CENTRAL TOME (MACHS).
- SUPPLYOR DO NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, PLE NO. 2791024-04104, OATED MAY 26, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER. ALL COOMMATES SHOWN HEREON ARE TEXAS SOUTH CONTRAL ZONE NO. 4204 STATE PLANE GRID COOMMATES (NAS \$3), AND WAY DROUGHT TO SUMFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999903520.
- ACCIDENCE TO THE FURNISH DEPENDENT AMENDMENT ADDRESS THAT A FLORE MELANATE BASE AND PRINCIPLES COUNTY TEXAS, NOW ASSESSMENT OF MELAND COUNTY TEXAS, AND ASSESSMENT OF MELAND COUNTY TO ASSESSMENT
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTO CONNECTED TO A PUBLIC STWEET STOTIC OF TO AN OWSTE MASTEMATE STSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY MALLER COLATY ENVIRONMENTAL EXPANDING.
- THE STRUCTURE IN THE SERVICE COUNTY CHARGEST WITH CONFICTOR TO AN OFFICE STRUCTURE IN THE SERVICE OF A STATE-AMPLICED UNITE COMMITTE TO TO AN INCOME SERVICE OF A STATE-AMPLICED COMMITTE WITH STRUCTURE ASSESSMENT WITH STRUCTURE ASSESSMENT WITH STRUCTURE SERVICE WITH A LAW-MICH CAPITS BOTH AND THEMPS "MODISO".
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- IT IS TO BE UNDESTIDED THAT THE APPROVAL OF THE PROLAMINET PLAT BY BRIDD DOES NOT CONSTITUTE OFFICE. ADDITIONAL OF THE PROPOSED OFFICE OFFICE AND PROCESS WITH THE PROPOSED TO BEEN AND PROCESS WITH THE PROPAGATION OF THE ORIGINATION PLANS AND THAT IS AND THAT
- THE APPLICANT SHALL NOT USE THIS PRELIMINARY APPROVAL TO COMMONCE ANY CONSTRUCTION ACTIVITIES LINTS. THE FRANC GRAINAGE PLANS AND PLAT HAVE BEEN APPROVED AND ACCEPTED IN OFFICIAL ACTIONS BY THE GISTRICT AND FROM ACCEPTED AND PROPERTY OF THE CONTROL AND P
- SUBJECT TO AN EASEMENT RECORDED IN VOLUME 179, PAGE 413 OF THE DEED RECORDS OF MALLER COLN'TY, TEXAS, (SLANK!!) SUBJECT TO AN EASEMENT RECORDED UNDER WALLER COUNTY CLERKYS FILE NO. 841453 IN VOLUME 482, PAGE 871 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, (RANAEL TO PLOT)

LUCAS G. DAWS Registered Professional Lond Surveyor Texas Registration No. 5309

i. A Rose McCall, P.E., Causing Engineer of Matter Causing, certify that the plot of this authorized complete with at earlier prices and regulations of Matter Causing of much lime the plot was separated, but construction or other development within this habitation may begin until all Matter Causing passed in page 244.

J. Rose McCall, P.E., County Engineer

Jorge Overra, in Registered Professional Engineer, hereby certify that oil engineering, for streets and crisinose, within the subdivision is in compliance with the Nation County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Agendie A, and with all generally occepted engineering standards.

Jorge Guerro Texos Firm Registration No. F-11526 Al.J. Lindson

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> Secretory District Contract

rs Court of Water County, Texas, this day of _____

Corbett "Trey" J. Duhon II County Judge

John A. Amaler Wolter E. Smith, P.E., RLPS Commissioner, Precinct 1 Commissioner, Precinct 2

Rendric D. Jones Commissioner, Precinct 3

Justin Beckendorff Commissioner, Precinct 4

i, Debie Halon, Dert of the County Court of Maker County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in $m_{\rm F}$ office.

____ 20___ et _____ o'clock__M_ and alsy recorded

of the Official Public Records of Walter County, Taxon

Debbie Hollan County Clark

By Deputy

PRELIMINARY PLAT OF

BENCHMARK PUBLISHED FLEVATION - 198.10' NATIONAL DEDOCTIC SURVEY WARKER NO. PIOOS SENG A DISK STAMPED "PIOOS 1954" FOUND ON THE WEST R.O.W. LINE OF FW 529 AT 11S NITERSECTION MITH MORESTON MID. (NAVORS)

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GATED RENTALS WILSON

A SUBDIVISION OF 33.07 AC. / 1,440,527 SQ. FT. SITUATED IN THE H. & T. C. RR. CO. SURVEY ABSTRACT NO. 299 WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE JUNE 2024

Englneer

Developer ALJ-Lindsey, LLC ALJ-Lindsey, LLC Réside Parkway, file 200 Demosay GB 200 Tomosa, TX 77377 8504 FM 2920, Suits 1A Spring, TX 77379 Surveyor



WINDROSE PIEM REGISTRATION NO. 10108600 713-458-2281 I WINDROSESERVICES COM 6353 W LAM HOUSTON FEWY N, SUITS 150, HOUSTON IX 775

