

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



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.

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 77041
Email:	Email: lucy.magana@windroseservices.com
Phone:	Phone: 713-458-2281

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

No physical address yet as it is currently vacant land.	270992	5.00
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 justification letter.

Request Variance to allow Flag Staff Length of 2,712-Ft

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.

Lucy Magana	<i>Lucy Magana</i>	06/21/2024
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 \$1,000.00 ID # 100301893264



WINDROSE

LAND SURVEYING | PLATTING

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. 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.

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

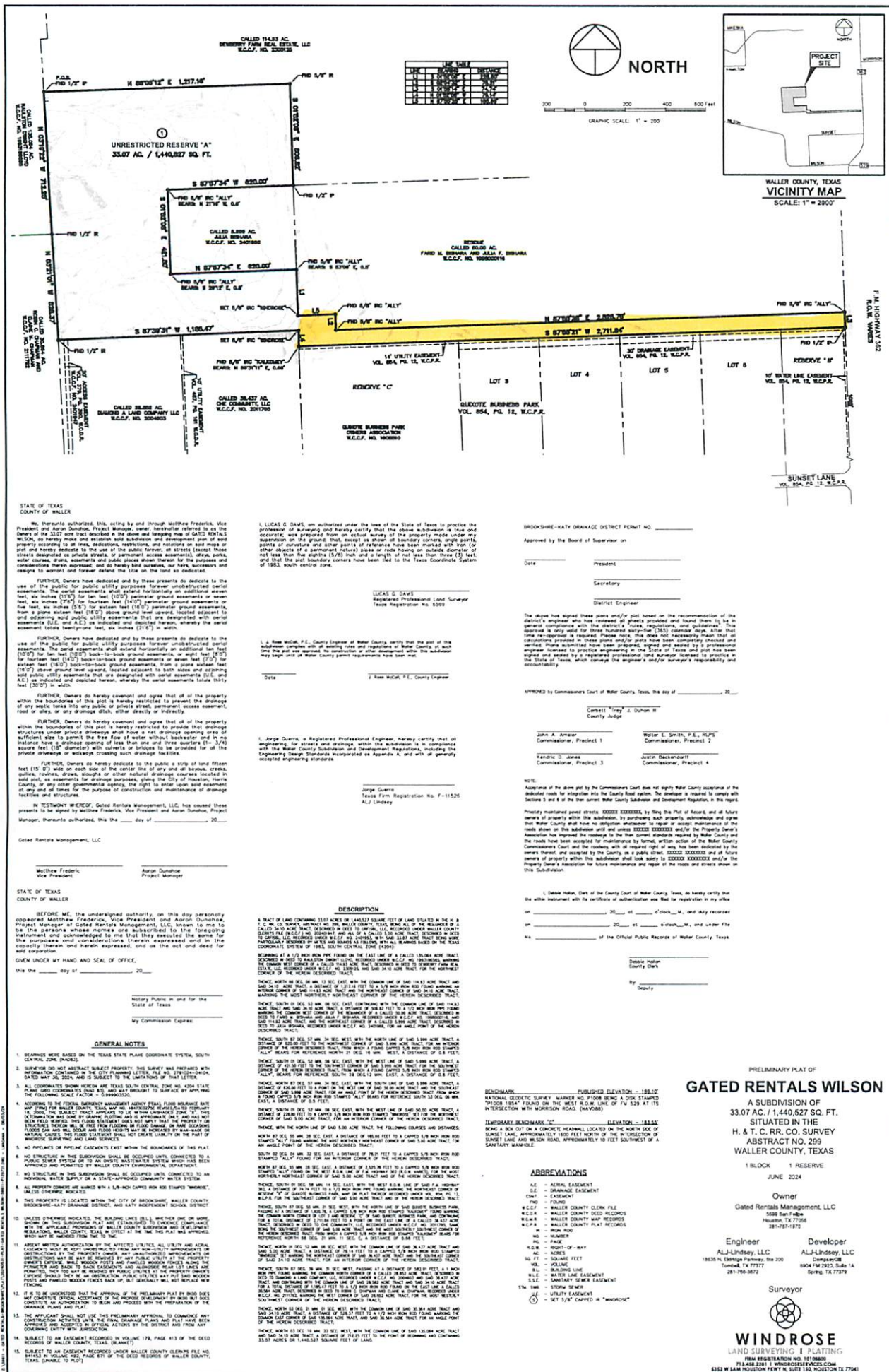
Lucy Magana

Platting Project Manager

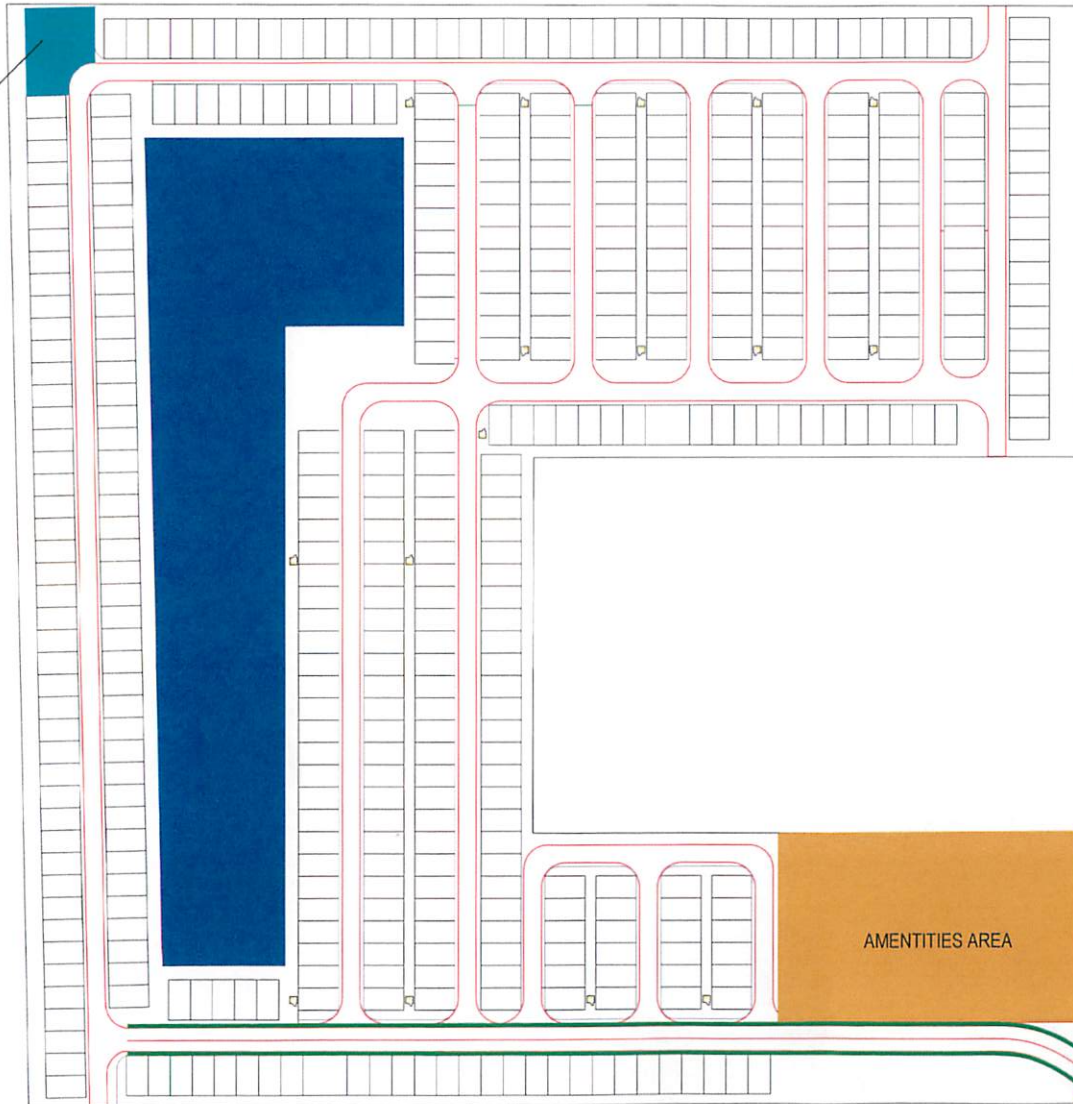
lucy.magana@windroseservices.com

O: (713) 458-2281 | D: (713) 297-8315

WINDROSESERVICES.COM | FIRM REGISTRATION NO. 10108800



Reserve For
Drainage
outfall



TOTAL SITES - 457 EA



DempseyGill
8904 Farm to Market 2920 Suite 1A
Spring, Texas 77379
www.dempseygill.com

PROJECT CONSULTANTS

DG PROJECT #	00000
ISSUE DATE	DATE
3/14/2024	R11

REVISION LOG

Gated Rentals Wilson Road

Site Plan

SCALE: AS NOTED