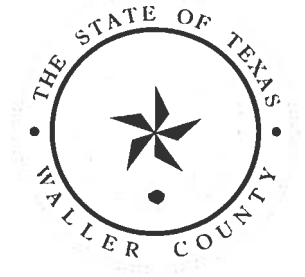


WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Shawn Culhane

Date: March 20, 2024

Background

Shawn Culhane 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 1,250' more than 500' allowed by regs.

Staff Recommendation

Approve

Variance Requested and explanation:

We are requesting a variance to the flag pole length regulation in the Waller County Subdivision regulations.

Our plan with this land is to subdivide it into 6 - 10+ Acre lots, and we plan to build homes on them, and sell them as completed land/home packages. In the event that a variance is not granted, our only option to subdivide this tract is into very thin lots that are extremely deep, which is not an ideal layout for the new owners to be able to truly utilize this wooded landscape. These lots would only be roughly 227 feet in width and over 2000 feet deep.

Our preference would be to create flag lots (see layout provided), so that the new property owners who purchase these lots have a much more useful piece of land for them and their families. This is a rural subdivision, and thus will attract people who typically will utilize this land agriculturally, running cattle, horses, farming, etc.. The additional width that the flag lots provides will make the properties much more usable for this kind of lot and provide better flexibility for the new owners.

We will ensure that each lot will have the required 60ft minimum width per the subdivision guidelines, and will also meet the set back requirement at the frontage as outlined by your engineering department, which is 60ft setback from the center line of Kerr Rd.

As stated, we plan to fully finish these lots, build out the driveways per county regulations, obtain 911 addresses and build a finished home on each. We believe this variance will be in the best interest of both Waller County and prospective new homeowners living there.

Thank you,



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$100.00 Fee

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: Brookshire 65 LLC (owned by Wild Springs Investments)	Name: Wild Springs Investments LLC
Mailing Address: 13215 Bee Cave Pkwy, A210	Mailing Address: 13215 Bee Cave Pkwy, A210
City, State, Zip: Bee Cave, TX 78738	City, State, Zip: Bee Cave, TX 78738
Email: jemmons@wildspringsinvestments.com	Email: jemmons@wildspringsinvestments.com
Phone: 210-960-8867	Phone: 210-960-8867

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

Property ID: 45726 (No physical address yet as it is currently vacant land)

Address of Property	Property ID #	Acreage
	45726	65

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.)

See attached page with detailed explanation and variance being requested

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.

Shawn Culhane (CEO of Wild Springs Investments)

DocuSigned by
Shawn Culhane

2/29/2024

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 \$300.00 = 1150 CC _____ ID # _____

Lot Layout Exhibit:

All lots will have the required 60ft minimum width, and they will also have the required 60ft set back from the centerline of Kerr Rd.

