

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Maple Park Development – Jennifer Curtis

Date: March 20, 2024

Background

Six variance requests to the Waller County Subdivision and Development Regulations for Maple Park Development by Jennifer Curtis in Precinct 4.

Staff Recommendation

Approve contingent upon development agreement



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

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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: Maple Park Development	Name: Colin Davidson
Mailing Address: 5847 San Felipe St, Suite 4675	Mailing Address: 24285 Katy Freeway, Suite 525
City, State, Zip: Houston, TX 77057	City, State, Zip: Katy, TX 77494
Email: russ@mapledevelopmentgroup.com	Email: cdavidson@meta-pd.com
Phone: (832) 804-9680	Phone: (281) 810-1422

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

East of Stalknecht Road and South of Morton Road.	40208	155.31
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.)

see attached

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Colin Davidson	Colin Davidson	3/16/2023
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 _____ # _____ CG\$6,000 ID # 160265483187

Waller County Variance Request
Maple Park GP

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

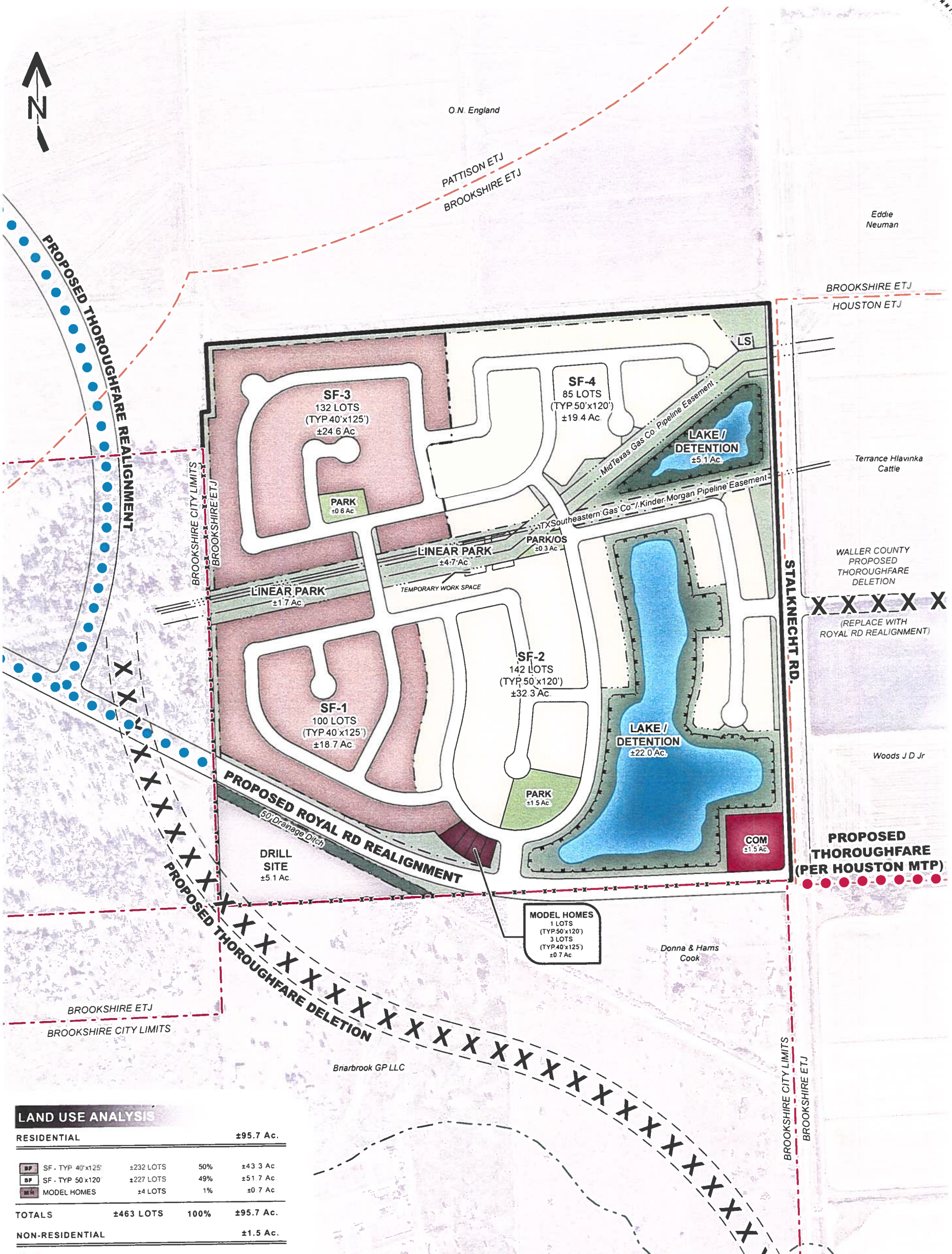
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Waller County Subdivision Regulations, Appendix A – 3.4.7

Requirement: Lots shall have a minimum of 50 feet in width at the right-of way line (50 feet in width at building line for lots on cul-de-sacs) and shall front a local street. Single-family residential lots shall not have direct access to and shall not front on an urban collector street.

Request: Minimum lot size width of 40 feet.

Justification: Current market conditions have shown a trend of extremely high home prices on even the smallest of single-family residential lots. To develop homes of a reasonably affordable price range that can be absorbed by the market, smaller lots are necessary. The size of the lot does not control the quality or character of the home that is built, and a 40'-wide lot has become fairly common for first-time homebuyers to purchase. The Maple Park Development Agreement proposes a mix of 40' and 50' lot sizes within the community which allows the developer to provide a range of housing options that can appeal to buyers in multiple phases on the housing life cycle, particularly young couples and young professionals just starting the home ownership journey.



LAND USE ANALYSIS

RESIDENTIAL				±95.7 Ac.
SF	SF - TYP 40'x125'	±232 LOTS	50%	±43.3 Ac
SF	SF - TYP 50'x120'	±227 LOTS	49%	±51.7 Ac
Model Homes	MODEL HOMES	±4 LOTS	1%	±0.7 Ac
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DS	DRILL SITE			±5.1 Ac
CONSTRAINTS				±6.3 Ac.
MAJOR THOROUGHFARES				±6.3 Ac.
PROJECT TOTAL				±155.3 Ac.

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EXHIBIT B1

a general land plan for
MAPLE PARK
±155.3 ACRES OF LAND
prepared for
MAPLE DEVELOPMENT GROUP

META
PLANNING • DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-45010
SEPTEMBER 21, 2022



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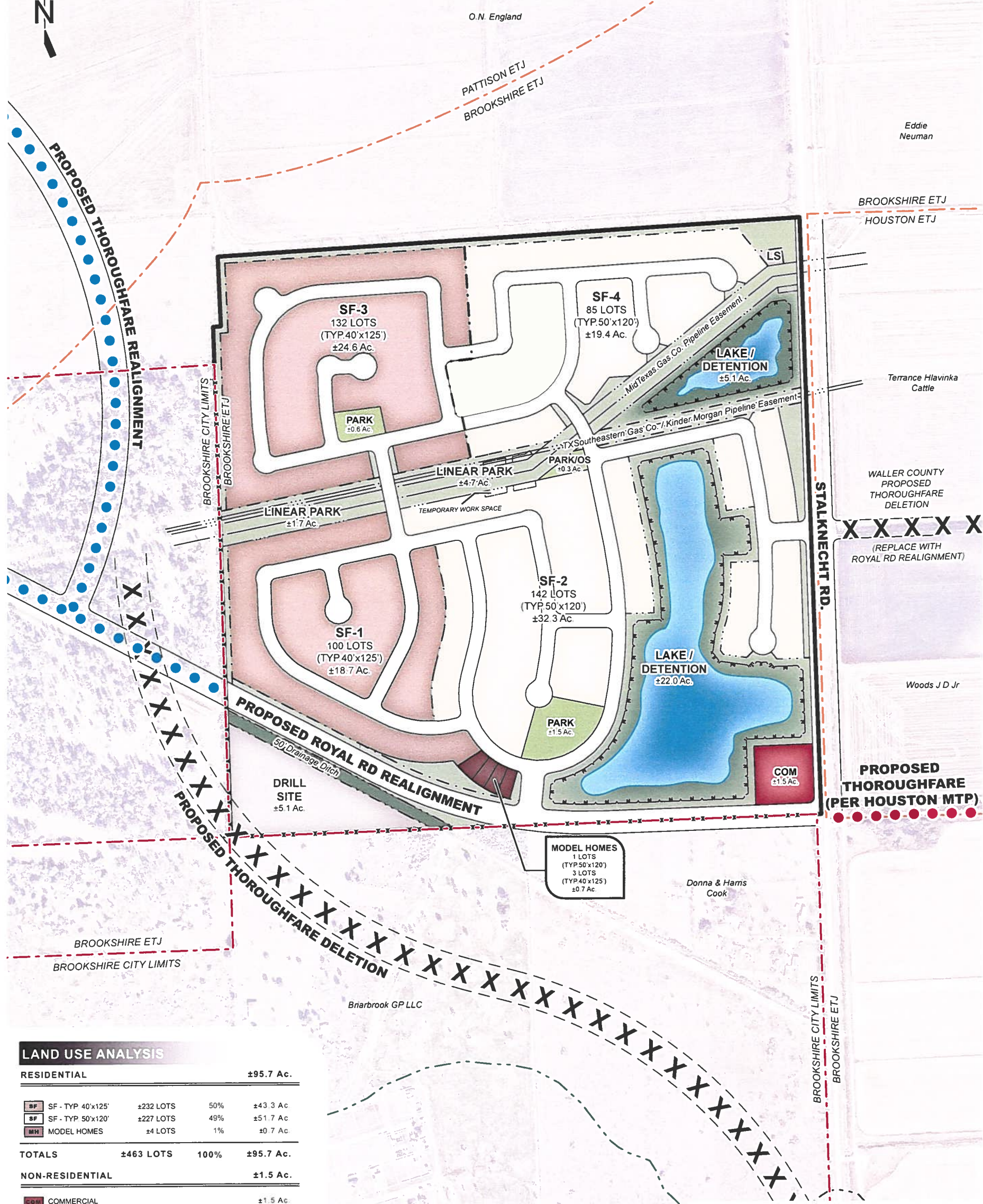
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Waller County Subdivision Regulations, Appendix A – 3.4.15

Requirement. Side street building lines shall be 15 feet on local streets.

Request. Side street building lines shall be 10 feet on local streets.

Justification: The side setback applies to corner lots that abut two streets, one on the side. The side setback primarily ensures that a garage accessing the side street does not have cars parking in the driveway that hang out in the street. The Maple Park Development Agreement proposes that any corner lot taking garage access from the side street shall have a 25' setback on the garage entry if it faces the side street. For lots that take driveway access from the front, the side wall of the house can be closer to the street with no negative impacts.



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a general land plan for

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MTA-45010
SEPTEMBER 21, 2022

SCALE

SCALE

EXHIBIT B1



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Colin Davidson Colin Davidson 3/16/2023

Printed Owner/Applicant Name Signature Owner/Applicant Date

OFFICE USE ONLY

		NOTES
☐ Approved ☐ Denied		
Waller County Commissioner Prct 1 2 3 4 Date		
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Waller County Subdivision Regulations, Appendix A – 3.3

Requirement: Dead end streets shall end on a temporary cul-de-sac with a radius of ROW 70 feet.

Request: Dead end streets shall end on a temporary cul-de-sac with a radius of ROW 60 feet.

Justification: This reduction in right-of-way for temporary culs-de-sac will match the other culs-de-sac in the development. There will still be adequate area for emergency services and the reduction in right-of-way will not be injurious to the public health, safety, or welfare.



O.N. England

PATTISON ETJ
BROOKSHIRE ETJ

Eddie
Neuman

BROOKSHIRE ETJ
HOUSTON ETJ

Terrance Hlavinka
Cattle

WALLER COUNTY
PROPOSED
THOROUGHFARE
DELETION

X X X X X
(REPLACE WITH
ROYAL RD REALIGNMENT)

Woods J D Jr

PROPOSED
THOROUGHFARE
(PER HOUSTON MTP)

Donna & Hams
Cook

Briarbrook GP LLC

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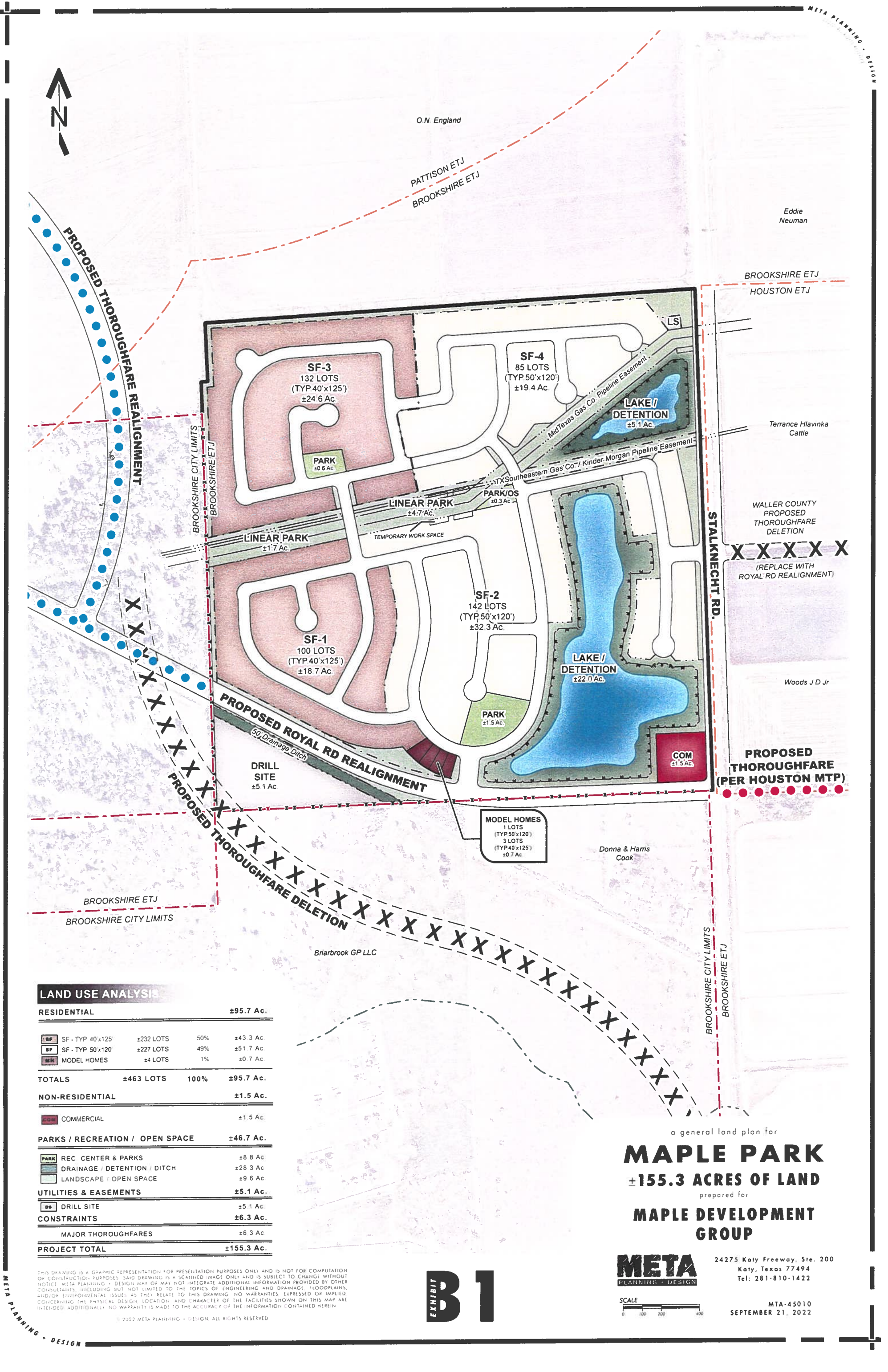
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Waller County Subdivision Regulations, Appendix A – 4.2.4

Requirement: The pavement cross section for collector streets in an urban subdivision shall be a 32-foot paved travel-way.

Request: The pavement cross section for collector streets in an urban subdivision shall be 28 feet or a divided cross section with at least 20' of paving per side.

Justification: The only collector streets within Maple Park are entry streets with no driveways taking access to them nor will there be parking on these streets. The reduction in paving width does not negatively impact traffic as these streets will not have high speed traffic and are not going long distances. Their primary purpose is to disseminate traffic between major throughfares and internal streets. There will still be a minimum 80' right-of-way typical of collector streets. Wider paving will be provided where additional turn lanes are necessary, but the standard width will be 28' for single paving section or 20' per side if the developer elects to have a divided entry street.



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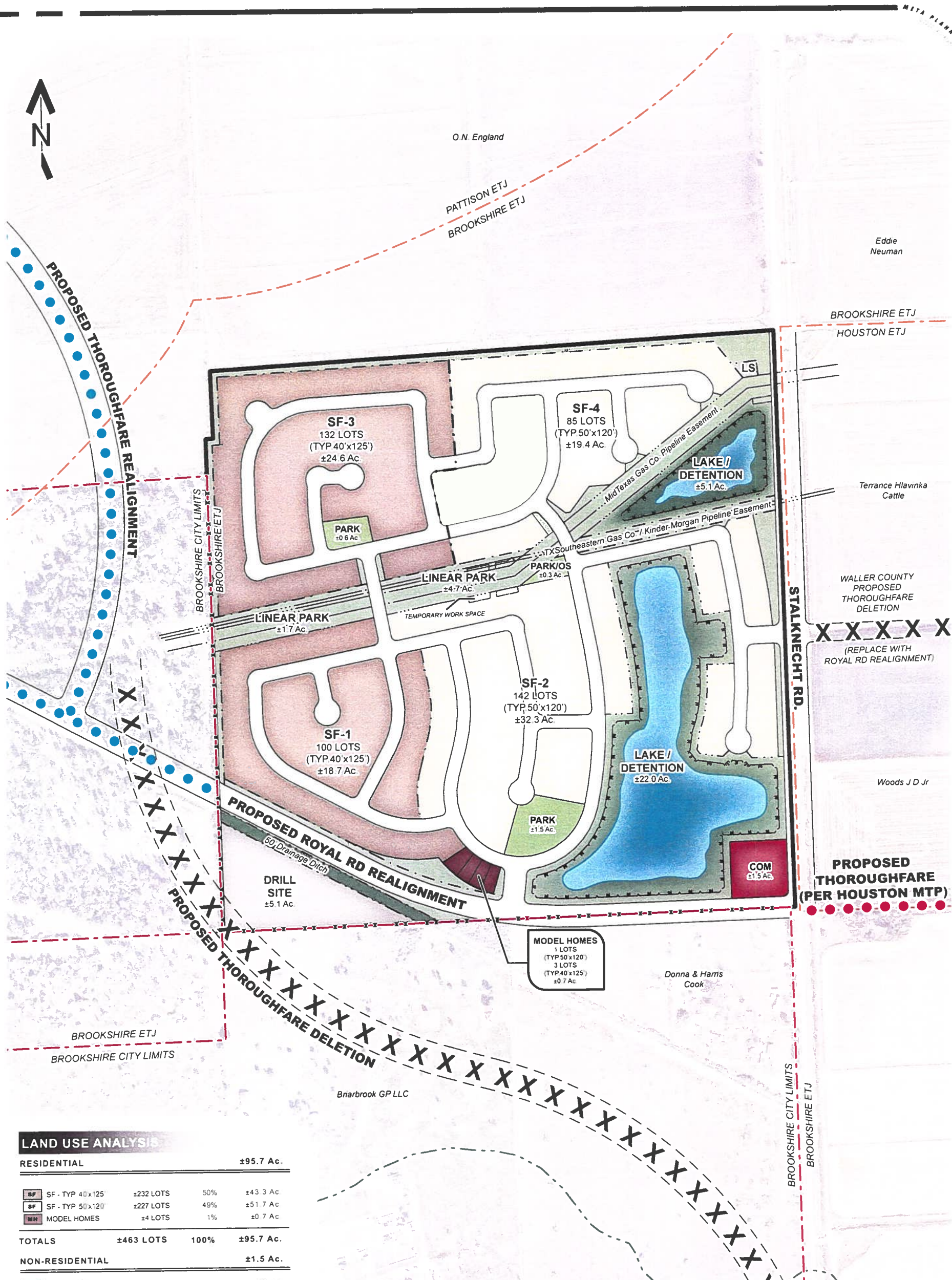
cc \$1,000 ID # 100265483187

Waller County Subdivision Regulations, Appendix A – 4.3.5

Requirement: minimum center line radius of 650 feet for local streets.

Request: minimum centerline radius of 300 feet.

Justification: A smaller local street centerline radius is consistent with suburban development standards in the greater Houston area. This allows for passive traffic calming via curvilinear street pattern, whereas larger curves are easier for cars to speed along, which is not safe for pedestrians in a suburban neighborhood. Smaller curve radii also provide better flexibility in the design of the residential street pattern, for a more suburban character. Smaller curves allow for design features such as horseshoe entries and provide a more visually interesting street scene with irregular fence lines and staggered front facades along the curve.



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META
PLANNING • DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-45010
SEPTEMBER 21, 2022

EXHIBIT
B1



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: **Maple Park Development**

Mailing Address: **5847 San Felipe St, Suite 4675**

City, State, Zip: **Houston, TX 77057**

Email: **russ@mapledevelopmentgroup.com**

Phone: **(832) 804-9680**

APPLICANT INFORMATION

Name: **Colin Davidson**

Mailing Address: **24285 Katy Freeway, Suite 525**

City, State, Zip: **Katy, TX 77494**

Email: **cdavidson@meta-pd.com**

Phone: **(281) 810-1422**

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

East of Stalknecht Road and South of Morton Road.

40208

155.31

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.)

see attached

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.

Colin Davidson

Colin Davidson

3/16/2023

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 \$6,000

ID #

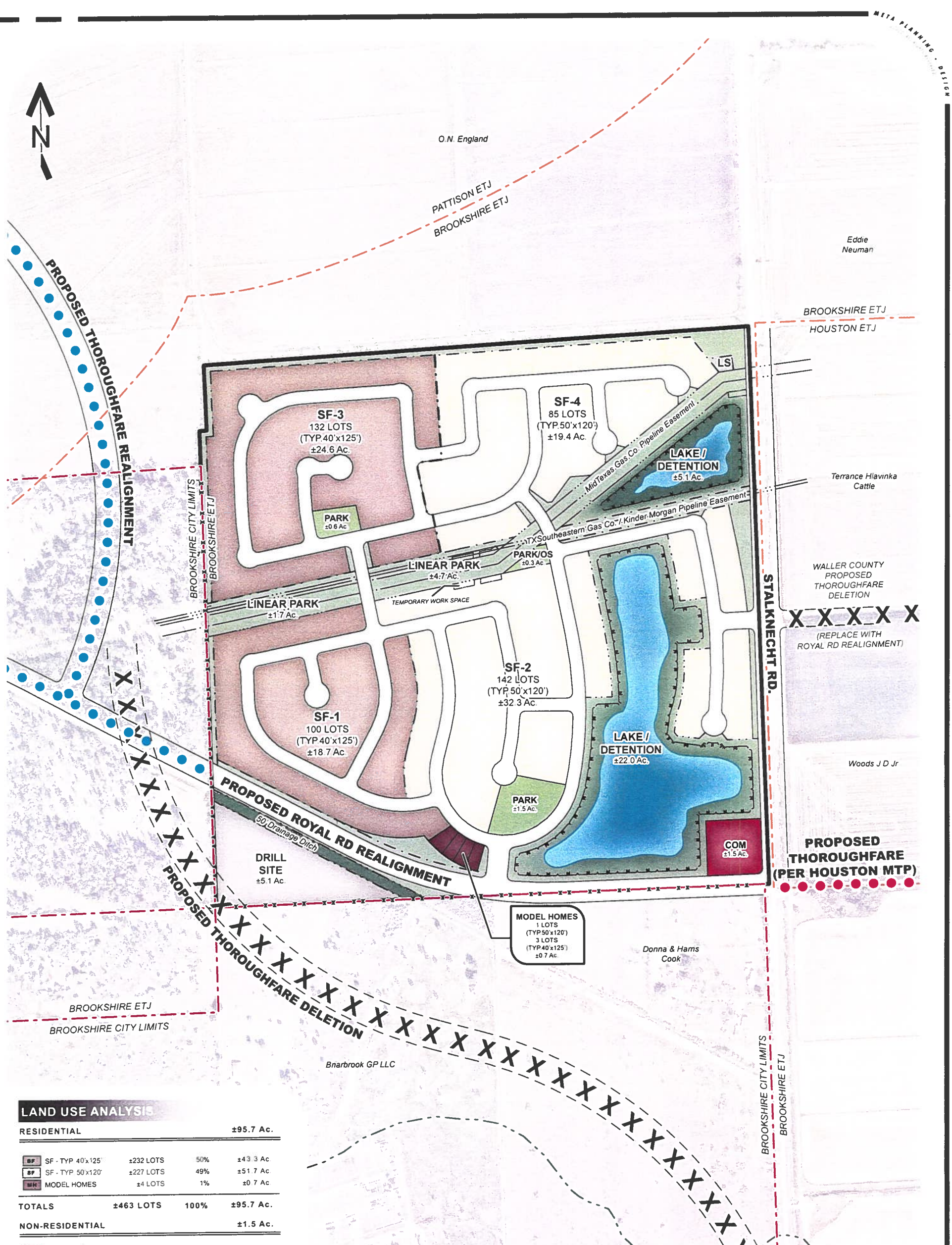
160265483187

Waller County Subdivision Regulations, Appendix A – 4.3.4

Requirement: Cul-de-sacs shall have a minimum right-of-way of 70 feet (radius)

Request: Cul-de-sacs shall have a minimum right-of-way of 60 feet (radius)

Justification: The 70' radius requirement is intended to encompass a 50' radius paving bulb within the end of the cul-de-sac. The large width of the cul-de-sac is primarily intended for fire trucks to turn around within the ball of the cul-de-sac. The Maple Park GP proposes to provide the 50' radius paving ball along with a 60'-radius right-of-way. Easements will be provided outside the right-of-way for any utility needs. This will provide the larger paving desired for fire truck service while minimizing the amount of land reserved for public facilities to only the width needed for utilities installed outside the paving.



LAND USE ANALYSIS

RESIDENTIAL				±95.7 Ac.
	SF - TYP 40'x125'	±232 LOTS	50%	±43.3 Ac
	SF - TYP 50'x120'	±227 LOTS	49%	±51.7 Ac
	MODEL HOMES	±4 LOTS	1%	±0.7 Ac
TOTALS				±463 LOTS 100% ±95.7 Ac.
NON-RESIDENTIAL				±1.5 Ac.
	REC CENTER & PARKS			±8.8 Ac
	DRAINAGE / DETENTION / DITCH			±28.3 Ac
	LANDSCAPE / OPEN SPACE			±9.6 Ac
UTILITIES & EASEMENTS				±5.1 Ac.
	DRILL SITE			±5.1 Ac
	MAJOR THOROUGHFARES			±6.3 Ac
	PROJECT TOTAL			±155.3 Ac.

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