

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Variance Request – Mirabella Development – Brad Sweitzer

Date: March 20, 2024

Background

Five variance requests to the Waller County Subdivision and Development Regulations for Mirabella Development by Brad Sweitzer in Precinct 3.

Staff Recommendation

Approve



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: Gamal 318 Acres, LLC
Mailing Address: 5718 Westheimer Road, Suite 1440
City, State, Zip: Houston, TX 77057
Email: jeff.inabnit@centurycommunities.com
Phone: 832-290-7646

APPLICANT INFORMATION

Name: Brad Sweitzer
Mailing Address: 10011 Meadowglen Lane
City, State, Zip: Houston, TX 77042
Email: bsweitzer@ehra.team
Phone: 713-337-7493

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

South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362 263799, 263800 318.15
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.)

We are requesting a variance to reduce the minimum centerline radius from 650' to 300'. Reducing the minimum centerline radius to 300' allows the streets to be more curvilinear, which will compel drivers to slow down, creating a safer environment. It is also congruent with other developments of this type.

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.

Brad Sweitzer *Brad Sweitzer* 3/06/24
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 _____ ID # _____

March 6, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request – Minimum Centerline Radius**

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the minimum centerline radius for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

We are beginning the process to establish development standards for the entirety of the Mirabella through the creation of a "Development Agreement" with the County. We hope to have the agreement approved before the first plat is recorded at the County Clerk's office, but to afford the developer the ability to start planning and engineering as soon as possible, we request your consideration and action on the below variance. Furthermore, we request that this variance apply to any and all plats within the boundary of this project.

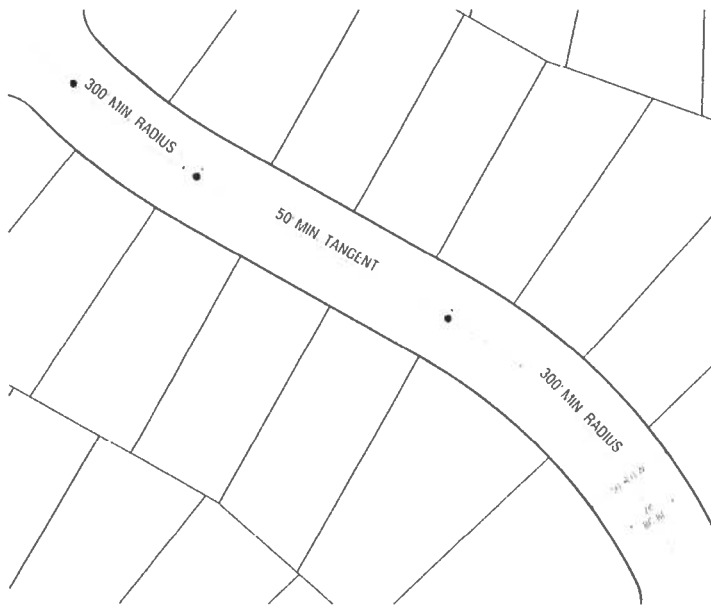
Variance Request

App. A.4.3.5: 650' minimum centerline radius.

We are requesting a variance to reduce the minimum centerline radius from 650' to 300'. This shall not apply to "L type" intersections, which shall have a minimum centerline radius of 50'. Reverse curves shall also be separated by a tangent distance of not less than 50'. This variance meets the purpose of the minimum centerline radius because it enhances the safety of the neighborhood. A 650' minimum

centerline radius forces streets to be straighter, which allows cars to drive at higher speeds. Reducing the minimum centerline radius to 300' allows the streets to be more curvilinear. Because of the changes in direction, streets with more curves compel drivers to slow down. Reduced driving speeds, as a result, create a safer environment for both drivers and pedestrians within the neighborhood. A minimum 300' centerline radius is also congruent with other developments of this type. Many successful master planned communities utilize smaller centerline radii to create street patterns that facilitate a wide range of housing types, recreational amenities, and open spaces. Emulating current thriving master planned communities will ensure that the Mirabella is also successful, which will in turn be of great benefit to Waller County.

Diagram: Minimum Centerline Radius and Tangent
300' Minimum Centerline Radius
50' Minimum Centerline Tangent Distance between Curves
50' Right of Way
28' Back of Curb to Back of Curb



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

Brad Sweitzer

Brad Sweitzer, AICP, PLA
Associate | Senior Planning Project Manager



Waller County Road & Bridge Department

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979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

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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: Gamal 318 Acres, LLC	Name: Brad Sweitzer
Mailing Address: 5718 Westheimer Road, Suite 1440	Mailing Address: 10011 Meadowglen Lane
City, State, Zip: Houston, TX 77057	City, State, Zip: Houston, TX 77042
Email: jeff.inabnit@centurycommunities.com	Email: bsweitzer@ehra.team
Phone: 832-290-7646	Phone: 713-337-7493

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

Address of Property	Property ID #	Acreage
South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362	263799, 263800	318.15

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.)

We are requesting a variance to reduce the minimum collector street centerline radius from 1,200' to 650'. Reducing the minimum centerline radius to 650' allows the streets to be curvilinear, which will compel drivers to slow down, creating a safer environment. It is also congruent with other developments of this type.

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.

Brad Sweitzer		3/06/24
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 _____ # _____ CC 1,000 ID # 100292743818

March 6, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request** – Minimum Collector Street Centerline Radius

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the minimum collector street centerline radius for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

The Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

We are beginning the process to establish development standards for the entirety of Mirabella through the creation of a "Development Agreement" with the County. We hope to have the agreement approved before the first plat is recorded at the County Clerk's office, but to afford the developer the ability to start planning and engineering as soon as possible, we request your consideration and action on the below variance. Furthermore, we request that this variance apply to any and all plats within the boundary of this project.

Variance Request

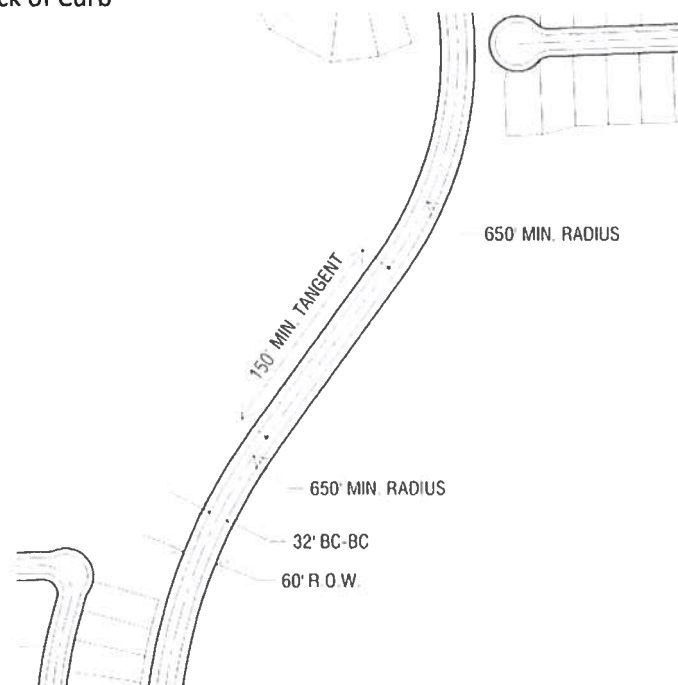
App. A.4.2.5: 1,200' minimum centerline radius.

We are requesting a variance to reduce the minimum collector street centerline radius from 1,200' to 650'. Reverse curves shall also be separated by a tangent distance of not less than 150'. This variance meets the purpose of the minimum centerline radius because it maintains the flow of traffic while also

enhancing the safety of the community. A 1,200' minimum centerline radius forces streets to be straighter, which allows cars to drive at higher speeds. Reducing the minimum centerline radius to 650' allows the streets to be more curvilinear. Because of the changes in direction, streets with more curves compel drivers to slow down. Reduced driving speeds, as a result, create a safer environment for both drivers and pedestrians within the neighborhood. Reduced driving speeds will be enforced by designing to a 35 MPH speed limit, instead of the typically required 45 MPH design speed. The collector street in question terminates in the center of the project which further serves to slow down traffic and improve safety. This demonstrates the desire for this road not to be considered like a typical collector street.

A minimum 650' centerline radius is also appropriate for this development because this collector street serves a different purpose than a typical collector street. This collector street does not connect two major thoroughfares, but instead it functions as the community entry road and distributes traffic to the different neighborhood sections. It is suitable for this neighborhood collector street to have smaller centerline radii to create a pleasant, winding entryway for residents and their guests. This is also congruent with other developments of this type. Many successful master planned communities utilize smaller centerline radii to create curvy neighborhood collector roads that serve as spine streets. Emulating current thriving master planned communities will ensure that Mirabella is also successful, which will in turn be of great benefit to Waller County.

Diagram: Minimum Centerline Radius and Tangent
650' Minimum Centerline Radius
150' Minimum Centerline Tangent Distance between Curves
60' Right of Way
32' Back of Curb to Back of Curb



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Brad Sweitzer, AICP, PLA
Associate I Senior Planning Project Manager



Waller County Road & Bridge Department

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

\$1,000.00 Fee

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Email: jeff.inabnit@centurycommunities.com	Email: bsweitzer@ehra.team
Phone: 832-290-7646	Phone: 713-337-7493

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

Address of Property	Property ID #	Acreage
South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362	263799, 263800	318.15

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.)

We are requesting a variance to reduce the minimum collector street right-of-way width from 80' to 60'. This variance will only affect the width of the right-of-way, not the width of the roadway itself. It will also allow a minimum 10' wide landscape buffers on either side of the collector street. These landscape buffers will improve the quality of the community

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.

Brad Sweitzer		1/10/24
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 \$1,000 # 2877 CC _____ ID # _____

January 10, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request** – Collector Street Right-of-Way (R.O.W.) Width

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the collector street R.O.W. width for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

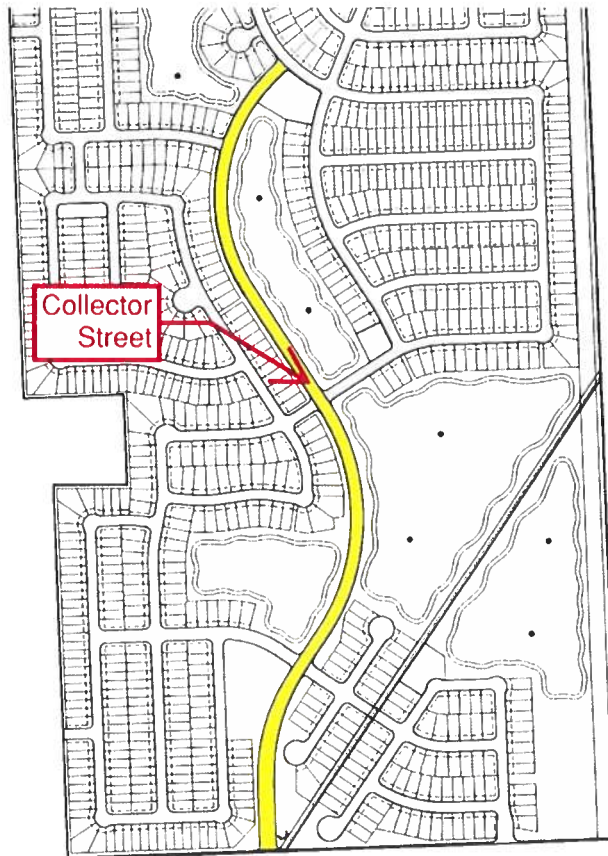
We are beginning the process to establish development standards for the entirety of Mirabella through the creation of a "Development Agreement" with the County. We hope to have the agreement approved before the first plat is recorded at the County Clerk's office, but to afford the developer the ability to start planning and engineering as soon as possible, we request your consideration and action on the below variance. Furthermore, we request that this variance apply to any and all plats within the boundary of this project.

Variance Request

App. A.4.2.2: 80' minimum right-of-way width for collector streets.

We are requesting a variance to reduce the minimum collector street right-of-way width from 80' to 60'. This variance will only affect the width of the right-of-way, not the width of the roadway itself. The pavement cross section will be 32' from back of curb to back of curb which meets the collector road

requirements for the County and will ensure the efficient flow of traffic. The reason for this variance request is to allow for minimum 10' wide landscape buffers on either side of the collector street shown on the following image. These landscape buffers will improve the quality of the community by providing more space for trees, shrubs, and sidewalks along the collector road that will serve as the primary entry for residents and guests. Furthermore, the County benefits by having the same roadway width as typical but having less landscape area to maintain since the 10' landscape buffers will now be maintained by the future MUD/HOA.



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

Brad Sweitzer

Brad Sweitzer, PLA, AICP
Associate | Senior Planning Project Manager





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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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.

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Name: Gamal 318 Acres, LLC

Mailing Address: 5718 Westheimer Road, Suite 1440

City, State, Zip: Houston, TX 77057

Email: jeff.inabnit@centurycommunities.com

Phone: 832-290-7646

APPLICANT INFORMATION

Name: Brad Sweitzer

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

South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362 263799, 263800 318.15

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.)

We are requesting a variance to reduce the minimum lot width from 50' to 40'. This will provide additional housing types, sizes, and prices, which will cater to the market demand. Enhanced landscape and open space requirements throughout the development will compensate for the variation in lot width.

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.

Brad Sweitzer

Brad Sweitzer

1/10/24

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 \$1,000 # 2877 CC _____ ID # _____

January 10, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request – Lot Width**

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the minimum lot width for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

We are beginning the process to establish development standards for the entirety of Mirabella through the creation of a "Development Agreement" with the County. We hope to have the agreement approved before the first plat is recorded at the County Clerk's office, but to afford the developer the ability to start planning and engineering as soon as possible, we request your consideration and action on the below variance. Furthermore, we request that this variance apply to any and all plats within the boundary of this project.

Variance Request

Sec. 3.4.7: Minimum lot size width of 50 feet.

We are requesting a variance to reduce the minimum lot width from 50' to 40'. The lot sizes proposed will provide additional housing types, sizes, and prices, which will achieve the market absorption and velocity necessary for a successful development. A deviation from the minimum lot size width of 50' will provide the ability to incorporate narrower lots in alignment with market demands. Various types of housing options are in high demand due to the current demographics, and the developer is seeking to meet current needs. Enhanced landscape and open space requirements throughout the development will

compensate for the variation in lot width. In lieu of larger side yards, there will be an investment in outdoor amenities, community parks, and features such as walking trails. Compensating open space shall be provided for all lots smaller than 5,000 square feet. The exact amounts shall be prescribed within the Development Agreement. The quality of the development will be achieved and maintained through the employment of design guidelines and deed restrictions. The average sale price of homes will range from \$250,000 to \$325,000. Quality will also be maintained by requiring minimum amounts of brick and masonry finishes, which will be enforced through deed restrictions and codified in the “Development Agreement”.

Below are photographs of a representative sample of the 40' and 50' wide lots:

40' – Lot Examples | ASP \$250,00 - \$300,000





50' – Lot Examples | ASP \$275,000 - \$325,000





Mirabella – Lot Width Variance Request
January 2024
Page 5

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Brad Sweitzer, AICP, PLA
Associate I Senior Planning Project Manager





Waller County Road & Bridge Department

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\$1,000.00 Fee

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

South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362 263799, 263800 318.15

Address of Property

Property ID #

Acreage

PLEASE PROVIDE THE FOLLOWING:

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☐ 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.)

We are requesting a variance to reduce the minimum cul-de-sac right-of-way radius from 70' to 60'. The reduced distance between the pavement edge and right-of-way will generate more space between driveways on cul-de-sacs, which will enhance the visual character of the neighborhood, and not hinder the ability to provide utilities between the edge of pavement and the right-of-way line.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

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Brad Sweitzer

Brad Sweitzer

1/10/24

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

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January 10, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request – Cul-de-sac Radius**

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the minimum cul-de-sac radius for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

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Variance Request

App. A.4.3.4: 70' right-of-way radius and 50' paving radius for cul-de-sacs.

We are requesting a variance to reduce the minimum cul-de-sac right-of-way radius from 70' to 60'. The pavement radius for cul-de-sacs will still match the County standards at 50', but the reduction of right-of-way radius for cul-de-sacs will allow for greater flexibility with land planning efforts and will not hinder the ability to provide utilities between the edge of pavement and the right-of-way line. Additionally, the

reduced distance between the pavement edge and right-of-way will generate more space between driveways on cul-de-sacs, which will enhance the visual character of the neighborhood.

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Brad Sweitzer, AICP, PLA
Associate I Senior Planning Project Manager





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Mailing Address: 5718 Westheimer Road, Suite 1440	Mailing Address: 10011 Meadowglen Lane
City, State, Zip: Houston, TX 77057	City, State, Zip: Houston, TX 77042
Email: jeff.inabnit@centurycommunities.com	Email: bsweitzer@ehra.team
Phone: 832-290-7646	Phone: 713-337-7493

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

South of Morrison Road, north of FM 529, and west of Peregrine Estates, east of FM 362	263799, 263800	318.15
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.)

We are requesting a variance to reduce the minimum R.O.W. width from 60' to 50'. A deviation from the minimum R.O.W. width of 60' will provide the ability to incorporate more lots to meet market demands. Within a 50' R.O.W., there is also adequate width for the minimum 28' wide roadway and wet utilities. Enhanced landscape and open space requirements throughout the development will compensate for the decreased R.O.W. width.

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.

Brad Sweitzer		1/10/24
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 \$1,000 # 2871 CC _____ ID # _____

January 10, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Mirabella Variance Request** – Right-of-Way (R.O.W.) Width

Mr. McCall,

On behalf of Century Communities, we respectfully submit a variance request for the minimum R.O.W. width for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Mirabella is a proposed master planned community consisting of approximately 318 acres located north of F.M. 529, approximately 3,500' east of F.M. 362. Mirabella is located fully within Waller County, in Precinct 3.

The proposed plan will yield approximately 1,200 new homes and the construction of approximately 7.5 miles of local street.

The developer desires to construct quality residential development that features outdoor amenities and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

We are beginning the process to establish development standards for the entirety of Mirabella through the creation of a "Development Agreement" with the County. We hope to have the agreement approved before the first plat is recorded at the County Clerk's office, but to afford the developer the ability to start planning and engineering as soon as possible, we request your consideration and action on the below variance. Furthermore, we request that this variance apply to any and all plats within the boundary of this project.

Variance Request

Sec. 4.3.1: Minimum R.O.W. width of 60 feet.

We are requesting a variance to reduce the minimum R.O.W. width from 60' to 50'. A narrower R.O.W. width is necessary to achieve the market absorption and velocity necessary for a successful development. A 50' R.O.W. provides more space for lots, which allows the developer to provide the pads sought after in the current market. A deviation from the minimum R.O.W. width of 60' will provide the ability to

incorporate more lots to meet market demands. Various types of housing options are in high demand due to the current demographics and the developer is seeking to meet current needs. Enhanced landscape and open space requirements throughout the development will compensate for the decreased R.O.W. width. Within a 50' R.O.W., there is also adequate width for the minimum 28' wide roadway and wet utilities.

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,



Brad Sweitzer, AICP, PLA
Associate I Senior Planning Project Manager