PAPE–DAWSON

June 25, 2026

J. Ross McCall, P.E.
County Engineer
Waller County Road & Bridge

Re: Recommendation for Approval for Variance of Structural Fill within FEMA Mapped Floodplain
Brookshire Brown Tract, Park 1489
Prepared by LJA Engineering dated 6/15/2026
Waller Co. Review Number: 2026-11 PD Job No.: 42397-01

Dear Mr. Ross:

On behalf of Waller County, Pape-Dawson has received and reviewed the referenced Variance Request for the Brookshire Brown Tract, Park 1489 development located in Waller County and along Bessie's Creek. The proposed development submitted and received approval for an overall Drainage Impact Analysis in May of 2025. This DIA covered the entire development area and was approved by Brookshire-Katy Drainage District and Waller County. Subsequently, a Phae 1 DIA was submitted which proposed a smaller area of development and Phase 1 detention pond. Both the overall DIA and Phase 1 DIA proposed structural fill within the effective FEMA 100-year floodplain and excavation for detention ponds within the floodway buffer. The DIA provided a conveyance analysis that adequately demonstrated that the proposed fill would not create increases in water surface elevations using a hydraulic analysis that meets the FEMA standards for a Letter of Map Revision.

A general plan dated June 15, 2026 was provided and reviewed for compliance with the Phase 1 DIA. The Phase 1 DIA identified up to 71 acres of commercial/industrial landuse as part of the development and the overall development fill boundaries match the hydraulic analysis provided in the Phase 1 study.

Based on the above review, Pape-Dawson recommends approval of the variance request. Please note that any development modifications outside of the June 15, 2026 General Plan may require further updates to the DIA to ensure compliance with Waller County drainage requirements.

Sincerely,
Pape-Dawson

J. Stephen Wilcox, P.E., CFM
Vice President – Hydrology & Hydraulics

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