

February 23, 2026

Luke Fortkamp, Assistant County Engineer  
Waller County Road and Bridge Department  
775 Business Highway 290 E  
Hempstead, Texas 77445

Re: Drainage Improvement Analysis to Serve Sandhill Reserve North  
Hockley, Texas 77447  
Waller County MGO: 2025-1823  
LJA Job No. 3854-6502 (6.1)

Dear Mr. Fortkamp:

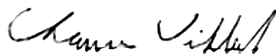
I am writing this letter as per the meeting on January 16, 2026, regarding my variance request to the county in-line detention rule that is in Section 5 of Appendix E within the Waller County Subdivision and Development Regulations.

LJA Engineering, Inc., is designing the Detention Facilities to serve Sandhill Reserve North utilizing two existing in-line ponds upon the site that were constructed prior to the current Waller County design guidelines that prohibit this design. The current detention design expands the existing ponds and constructs a new pond upstream thus creating three detention ponds that will be in-line with each other. This design allows the detention to be placed along Margerstadt Road, which will create a buffer between the development and the adjacent properties.

These modified in-line detention ponds have an upstream offsite drainage area of 284-acres which will better convey the overland flow to Spring Creek. In addition, the volume of existing ponds will remain unutilized in relation to the proposed development. The proposed development will provide the Waller County required minimum detention rate of 0.55 acre-feet per acre, not accounting for the existing volume in the inline ponds. The Drainage Impact Analysis will clearly state the accounting of these volumes and that the minimum detention rate is met.

Should you have any questions or require additional information to approve, please contact me at 713.953.5159 or email me at [cvinklarek@lja.com](mailto:cvinklarek@lja.com).

Sincerely,



Chance Vinklarek, PE  
Project Manager

CV/sb

