

MAGNOLIA H LLC

8922 FM 359

RICHMOND TX 77406

Office: 713-532-6000

Mobile: 832-526-2976

August 21, 2024

Fort Bend County Commissioners Court
Commissioner Vincent Morales Jr, Precinct 1
22333 Grand Corner Drive
Katy, Texas 77494

Re: Wellville Apartment and Retail Project

Dear Commissioner Morales:

The proposed Wellville Development site (project area) is a 30-acre parcel located on Westheimer Parkway located at 26855 Westheimer Parkway Katy, TX 77494, Fort Bend County, Texas. The proposed development is a mixed-use development consisting of multi-family, retail, and a wellness center.

We respectfully request the Court to consider granting the following:

A variance to the zero-impact requirement under the Fort Bend County Regulations for Floodplain Management as described in Article 4, Section B.9 and B.10 requesting Commissioners Court to grant an exception to the regulations by allowing minor impacts up to 0.1 foot within the floodplain.

The Wellville Development will add approximately 18 acres of impervious cover within the Willow Fork of Buffalo Bayou watershed. The project area is partially located within the regulatory floodplain. A detention pond is designed to capture stormwater runoff from the project area before discharging into Willow Fork of Buffalo Bayou and decrease peak flow. While following FBCDD criteria for detention pond, peak flows are reduced by about 95% (based on the modeling results from HEC-HMS). The current design has limited impacts of 0.01 feet (for 100-year event) and 0.03ft for (10-year event) or less in isolated areas. The increases in WSE does not impact any habitable structures.

The minimum slab elevation for the entire development is 125.61' (2' above the nearest stream Atlas 14 100-year WSEL and 2' above detention pond 100-yr WSEL).

The Engineer on Record (EOR) Stantec states these increases are a result of model sensitivity and do not indicate physical impacts. Stantec performed a sensitivity analysis where the detention and flood plain mitigation storage were both increased by 20% to determine whether the WSE increases would be reduced with additional storage. The results indicated that the WSE did not respond favorably to this increase in volume. This implies that the increases in WSE are not a result of insufficient mitigation storage, especially considering the tolerance for water surface elevation within the model is set at 0.02 feet. Fort bend drainage district reviewed the sensitivity analysis and have issued a no objection to these increases.

We greatly appreciate your consideration of this variance request.

If you require additional information, please do not hesitate to contact me. I can be reached at 832-526-2976 or by email at inci@atriumdm.com

Sincerely,

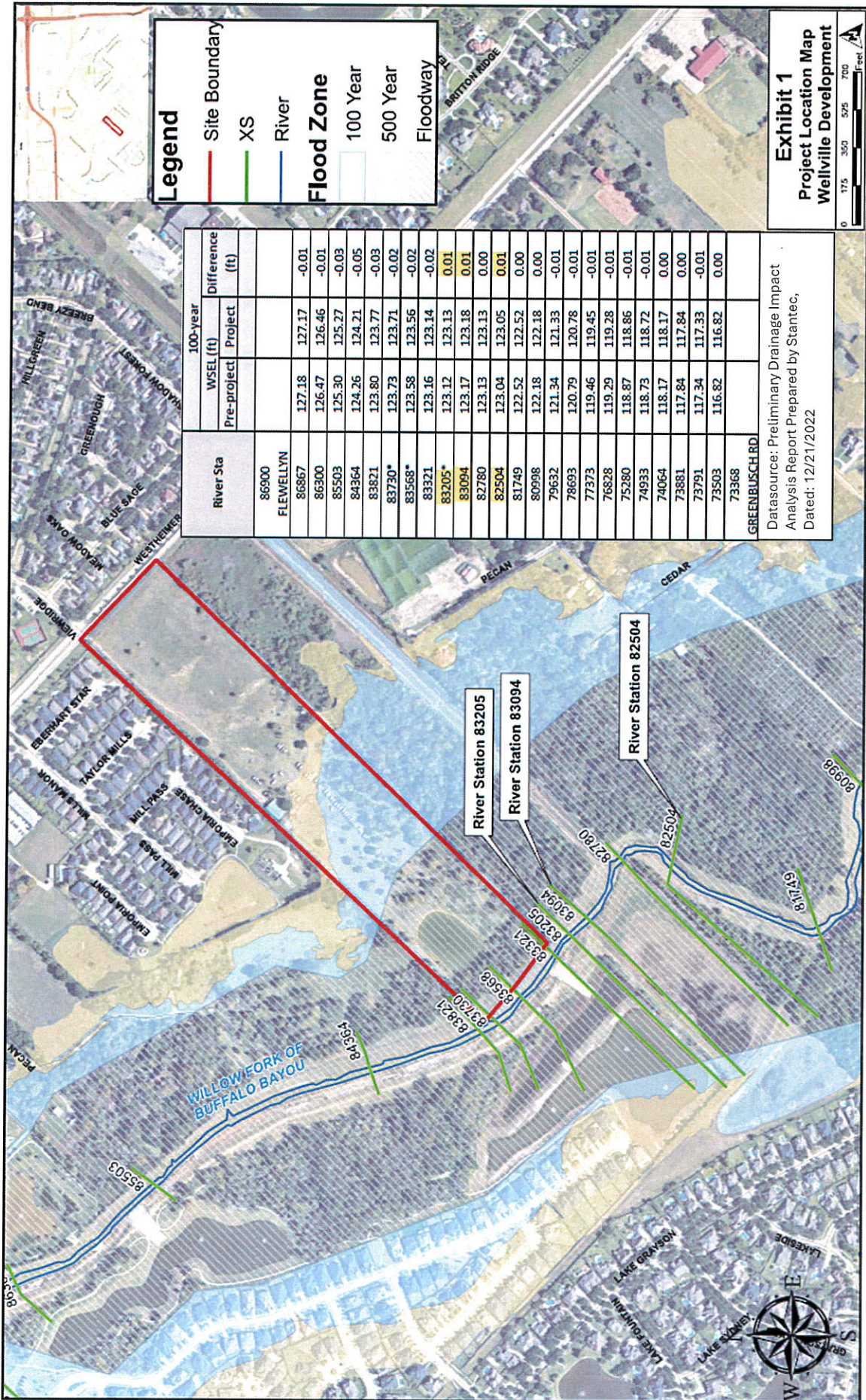


Inci Akpinar
Project manager

Attachment(s)

Project Location Map – Welville Development

Fort Bend County Drainage District No Objection Letter



Legend

- Site Boundary
- XS
- River

Flood Zone

- 100 Year
- 500 Year
- Floodway

Exhibit 1
Project Location Map
Wellville Development

0 175 350 525 700 Feet

River Sta	100-year		Difference (ft)
	WSEL (ft)		
	Pre-project	Project	
86900			
FLEWELLYN			
86867	127.18	127.17	-0.01
86900	126.47	126.46	-0.01
85503	125.30	125.27	-0.03
84364	124.26	124.21	-0.05
83821	123.80	123.77	-0.03
83790*	123.73	123.71	-0.02
83568*	123.58	123.56	-0.02
83321	123.16	123.14	-0.02
83205*	123.12	123.13	0.01
83094	123.17	123.18	0.01
82780	123.13	123.13	0.00
82504	123.04	123.05	0.01
81749	122.52	122.52	0.00
80998	122.18	122.18	0.00
79632	121.34	121.33	-0.01
78693	120.79	120.78	-0.01
77373	119.46	119.45	-0.01
76828	119.29	119.28	-0.01
75280	118.87	118.86	-0.01
74933	118.73	118.72	-0.01
74064	118.17	118.17	0.00
73881	117.84	117.84	0.00
73791	117.34	117.33	-0.01
73503	116.82	116.82	0.00
73368			
GREENBUSCH RD			

Datasource: Preliminary Drainage Impact Analysis Report Prepared by Stantec, Dated: 12/21/2022