

December 3, 2021

Mr. Walter Reeves
Development Service Director
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Mr. Reeves,

This letter is to request a variance to Section 24.11. I.1 of the Land Development Code (LDC) for Heritage Park Section 3.

Below is the excerpt from the LDC:

Sec. 24-11. Lots and Blocks.

I. Adequate and Safe Access

1. All subdivisions containing 30 or more lots must have at least two (2) points of 100 year storm compliant public access constructed to *ACM* standards, that connect to paved public streets.

Heritage Park Section 3 is a 30 lot subdivision that will expand Heritage Park to a total of 89 lots.

We state the following reasons to support this variance request:

1. Heritage Park Section 1 is a 21.915 acres subdivision within a 66.178 acre tract. The Section 1 plat for Heritage Park Subdivision implies that the second entrance to the subdivision will be planned on the north side of the 66.178 acre tract (Figure 1). The proposed second entrance is on property currently owned by Angleton Independent School District. As of now, I do not own the property to assure the second access point. However, I am providing a stub out for expansion beyond Section 3, should the high school property become available. The stub is shown on the Heritage Park Section 3 Preliminary Plat (Figure 2).
2. Heritage Park currently ties into Henderson Road via a boulevard entrance. The following information is provided on the boulevard:
 - a. 100' wide ROW
 - b. 25' wide exit and entry lanes
 - c. 153 ft long and 32 ft wide median

Based on this information, I ask council to consider the following excerpt in the LDC

Sec. 24-11. Lots and Blocks.

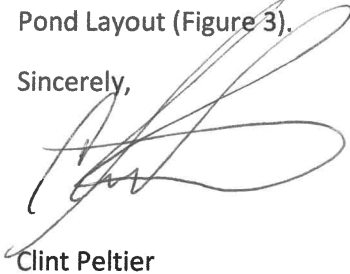
I. Adequate and Safe Access

3. The City Council may approve subdivisions that have more than 50 lots, with a single entrance to a paved public street subject to the entrance to the development being designed as a boulevard with a width sufficient on each driving lane for fire truck access,

with an unbroken median length of 150 feet, unless left-turn lanes and median breaks, designed to *ACM* standards, are installed at any crossing streets, subject to a phasing plan that stipulates when the second access will be provided and the developer or subdivider posts surety for the second access point. The Council may defer plat recordation until adequate access is provided.

Thank you for consideration of this request. In support of this variance request. Also provided is the design of Heritage Park Section 3. The design includes the Lot Grading Plan, Tree Preservation Plan, and Detention Pond Layout (Figure 3).

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Peltier", with a large, stylized loop at the end.

Clint Peltier

765 TX-28 Spur
Danbury, Texas 77534