



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** October 22, 2024

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services  
Hector Renteria, Director of Public Works

**AGENDA CONTENT:** Discussion and possible action regarding the removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

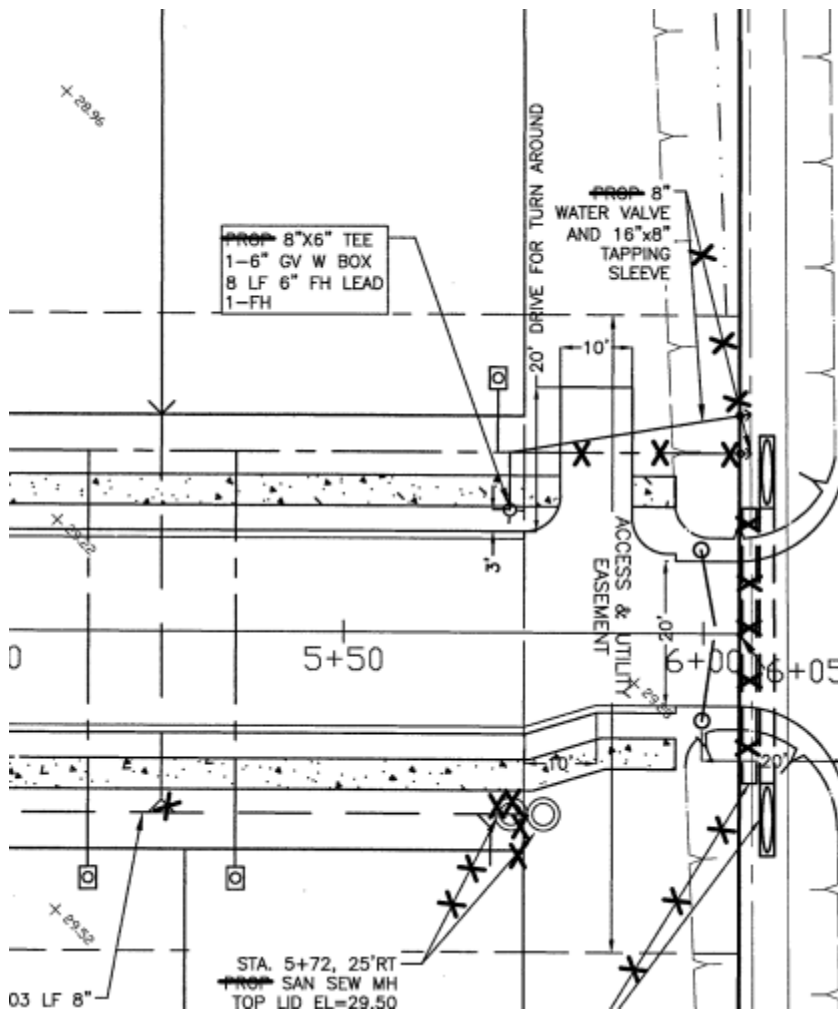
**EXECUTIVE SUMMARY:**

The administrative staff requests that the Planning and Zoning Commission hold a work session to allow for the discussion of the possible removal of the Rosewood Subdivision access gate located at Rosewood Ln. at E. Henderson Rd.)

This work session will allow the affected residents of the subdivision to appear and give comments and options for consideration if City Council decides to remove said gate. Staff asks that the Commission recommends action to the City council based on public input.

**Rosewood III Access Gate:**

This item was addressed in a public hearing held on August 7, 2018, when Rosewood III was approved as a PD Planned District. Staff has located the easement document (Exhibit A) that was later recorded with the subdivision at the intersection of Rosewood Dr. at Henderson Rd. No specific timing details or control dates were located on the Rosewood Access Gate. The design of Rosewood Ln. resulted in a 20' tapered/paved road, down from the 28'-Ft. right of way of Rosewood Ln. The subdivision construction resulted also for a turn-around drive that was installed at the intersection for cars approaching the existing gate configuration.



View from the Construction Documents showing Rosewood Ln. at Henderson Rd.

Courtesy notifications were mailed to all the homeowners within the Rosewood Subdivision.

On October 3, 2024, Staff the Council received public input and recommended that the gate remain as originally installed.

**Record of Proceedings, Planning and Zoning Commission Meeting held October 3, 2024:**

**Discussion and possible action regarding the removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).**

*D.S. Director Otis Spriggs introduced that is being forwarded to the Commission by City leadership. We are seeking feedback from the commission and allowing for public input on the removal of the emergency gate. Staff notified the 70 residents of Rosewood Subdivision by mail regarding this discussion item on the gate at Rosewood Lane and Henderson Rd. At this point.*

*D.S. Director Otis Spriggs commented that Rosewood Ln. right of way was constructed with 1/2 roadway width at 20+/- feet, including a paved turn-around driveway next to Henderson Rd. right of way. We hope to get feedback from the residents who actually live there. We recognized*

that there are other variables in the area, such as school traffic in peak times. A one-way restriction has been considered.

Commission Member Michelle Townsend asked how that would be enforced. D.S. Director Otis Spriggs agreed that enforcement would be a challenge, depending on improvements that can be made to control vehicular access.

D.S. Director Otis Spriggs added that he has received comments including the following points:

- How do you limit folks from blocking the drive during school traffic
- Coordination of sidewalks and safety of children
- Residents now park on the left and right of Rosewood Lane which affects the flow of the traffic,
- One way traffic concerns

Public Input:

Andrew Hamilton, Resident of Rosewood Subdivision, 916 Rosewood Ln .

He is a lifelong Angleton resident and lived there for nine years. He commented that the developers of Rosewood 3, intended to close the neighborhood with the cul-de-sac while the city advocated for a connection to Henderson. The residents preferred not to have their neighborhood be a cut-through near one of the busiest intersections in town.

The City, Staff, developers, and Council found the compromise, the emergency access movements that exist today, which was agreeable to everyone.

Mr. Hamilton added that the developer's plat was approved, the city ensured important compliance with fire codes, and residents didn't have to worry about heavy traffic. Removal of the gate now will dramatically increase traffic. Safety concerns for residents, commuters and students walking to and from school were considered. Mr. Dunn also spoke on peak time impact, i.e. Congestion to the Angleton Junior High Street, Wildcat Stadium, and northbound traffic, and eastbound traffic on Henderson. Rosewood as a shortcut was a concern.

Mr. Hamilton stressed that the Pineyway situation is totally different from Rosewood. He added that if you remove the gate, we will request additional signage, lighting, crosswalks, wider pavement, and speed bumps, which have costs. Accident response would be an issue. Please take no action because the City's money is better spent elsewhere.

Doug Roesler, Baker & Lawson appeared and gave comments and explained that if you exceed 50 houses, you needed secondary access; we put the gate there for fire and emergency purposes. It was never intended for people to go in and out of there because there is way too much traffic there. When Henderson is improved, maybe you can consider something. But people will shortcut through there, and it is not good.

Chair Bill Garwood recommended that we leave the situation untouched.

*Commission Member Andrew Heston added that he lives in Rosewood, and a turn onto Downing is dangerous due to the visibility of oncoming traffic. People speed down Henderson in the middle of the night. Everyone that purchased a house was sold on the idea that would not be a through street.*

*Commission Member Michelle Townsend added that we should honor the agreement approved previously.*

*The consensus of the Planning and Zoning Commission is to leave the gate as-is. Mr. Spriggs noted that the comments will be forwarded to the City Council agenda on October 22, 2024 at 6:00 PM.*

**RECOMMENDATION:**

Staff recommends that the City Council receives an update and follow-up on the Planning and Zoning Commission work session and comments received from the residents and provides final direction on the Rosewood emergency access gate removal.