

Walter Reeves

From: Vasquez, Javier <Javier.Vasquez@hdrinc.com>
Sent: Friday, August 19, 2022 12:49 AM
To: Walter Reeves
Cc: Peterson, John; Kyle Reynolds
Subject: RE: Autumn Ranch

Walter,

Based on the Variances received by META Planning for the Autumn Ranch Subdivision, the following are comments pertaining to the variances submitted:

Section: 23-12 Streets and Driveways

Variance Request Summary: To construct bar ditches to provide drainage for the proposed Autumn Ranch Subdivision
Comments:

1. If the subdivision as proposed and developed to meet the criteria noted under Sec. 23-12, J.4 for use of bar ditches, the following would need to be considered in the planning and construction for this type of drainage facilities:
 - a. It would be understood that the proposed bar ditch would meet the requirements found under Sec. 23-12, L.2. a-d.
 - b. For proposed Collector Roads, the street drainage should not use bar ditches for public safety. See Sec. 23-10, 7.b. where *"Infrastructure should be designed to maximize public safety and mitigate existing public safety issues, such as, but not limited to, bar ditches..."*
 - c. For locations that meet Sec. 23-10, 5.d. where *"Existing steep sloped roadside ditches should be eliminated when adjoining properties are developed and redeveloped and in conjunction with capital improvement projects..."*.

Section: 23-15 Drainage and Utilities

Variance Request Summary: To install and utilize septic sewer systems to provide sanitary sewer service for the proposed Autumn Ranch Subdivision

Comments:

1. The use of septic would be allowable under Sec. 23-15, D.2. as long as the following conditions are met below. :
2. *New/replacement OSSF systems limited.* Sanitary sewer service shall be provided to all properties unless one of the following circumstances is applicable:
 - a. *New OSSF service.* The city will allow the issuance of a permit for a new OSSF only if the following criteria are met:
 - i. Public sanitary sewer service is not available to the property;
 - ii. The property is not included in a public or privately funded project where sanitary sewer service is proposed to be extended to the property;
 - iii. An existing, or proposed, sanitary sewer service main is located more than 200 feet from the front of any lot proposing a new OSSF; and
 - iv. The proposed OSSF is approved by Brazoria County.
2. Adequate provisions would be made for future connection to City sanitary sewer such as easements/right-of-way and configuration of individual service laterals to be easily converted to be connected to a gravity sanitary sewer line. This would follow the requirements of Sec. 23-15, D.2.b.iii

Dedication for Major Collector Road (Future Jamison Road/CR 428)

Variance Request Summary: To forgo the dedication of right-of-way for a collector street identified in the Angleton FTP and County MTP for the proposed Autumn Ranch Subdivision

Comments:

1. The Developer is required to follow Sec. 23-23C. Essential Nexus – Developer Obligations; dedication and construction improvements.; Where *"The developer shall dedicate all rights-of-way and easements necessary for public streets, sidewalks necessary to adequately serve a proposed development and link to adjoining future development, consistent with the Angleton FTP and ACM, as limited by section 23-27..."*
2. The major collector roads are identified for future planning. It is the intent of the plans to allow for future installation of the roadway network to accommodate future growth and provide mobility among the adjacent properties and connectivity of other streets to provide the future needs of the City and adjacent communities.
3. Review and concurrence from Brazoria County would also be required since they are a Referral Agency as noted in the Land Development Code and also have identified this major collector in the County MTP.

Concept Plan Comments:

1. The plan needs to incorporate the east west minor collector noted in the Angleton FTP.
2. The internal streets of the subdivision should have a connection to the proposed major collector shown just east of the subdivision lots.
3. Need to verify if there are other layout options for having the detention areas integrated with the subdivision instead of having them consolidated along the east side of the proposed major collector.
4. Need to verify proposed parks will meet City requirements.
5. Easements will need to be identified at time of platting.

If you have any questions or would like to look over and discuss these items, please call me at 713-576-3691.

Sincerely,

Javier Vasquez, P.E., CFM
Civil Engineer

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From: Walter Reeves <wreeves@angleton.tx.us>
Sent: Thursday, August 11, 2022 8:41 AM
To: Vasquez, Javier <javier.vasquez@hdrinc.com>
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Subject: Autumn Ranch

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Javier,

I have created a dropbox link for Autumn Ranch. This is the proposed ETJ project on future Gifford and north of CR 220 that was at DAWG a couple of weeks ago. There is a concept plan and a short list of variances in application materials, all I need is your comments on the list of variances (one of them is not a variance but allowed under the LDC) and any

comments you might have on the concept plan. I know it's short notice, my fault on that, but I need any comments by 8/18/2022. Thanks. Link to files https://www.dropbox.com/sh/b1qag4jou2wc5gp/AADEAOH5ClGP3ad_Hf0-Uvxja?dl=0

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