



July 27, 2022

Walter Reeves  
Director of Development Services  
City of Angleton  
121 S. Velasco Street,  
Angleton, Texas, 77515

**Re: AUTUMN RANCH CONCEPT PLAN VARIANCE REQUESTS**

Dear Walter,

On behalf of K. Hovnanian of Houston II, LLC, we META Planning + Design LLC, respectfully submit following variances for the above listed Conceptual Plan. See the below list of variances and our justifications:

**23-12 Streets and Driveways**

Section 23-12.J.4 states "The creation of a new bar ditch for street drainage shall be prohibited, except for all minor plats and residential development where the proposed density will be equal, or less than, 1.0 dwelling unit per acre." It is our interpretation that under this regulation our development may construct an open ditch drainage system since the proposed development is comprised of 110 lots on 170.9 acres. We are requesting confirmation that an open ditch drainage system will be allowed within our development based on the current land plan with 0.75-1 acre lots. If you do not believe that the above regulation allows our development to construct an open ditch drainage system, we would an explanation as to what regulation we do not meet. Additionally, if it is determined that an open ditch drainage system is not allowed under the Code of Ordinances, we would like to formally request a variance in order to construct an open did drainage system to keep the aesthetics of a rural large lot community.

**23-15 Drainage and Utilities**

Section 23-15.B.2.a states " It shall be the policy of the city council to require that all developments located within the city and its ETJ to request city water and sanitary sewer service." On behalf of K.Hovnanian Homes we would like to formally request a variance to 23-15.B.2.a in order to install private septic sewer systems within each lot of the developed. We believe the installation of septic sewer systems would benefit the city by eliminating the required lifetime maintenance a new sanitary sewer system would require. Additionally, by allowing septic sewer systems it would not increase flow to an already taxed Lift Station No. 25 and 4" force main (closest lift station to the proposed development).

**Construction of the Proposed Major Collector**

As illustrated on the Brazoria County Master Thoroughfare Plan and the Angleton Master Thoroughfare Plan, there is a proposed major collector that bisects the subject tract and intersects County Road 220 at a perpendicular angle. The proposed major collector would not make any significant connections, as the road would not be extended past the subject property's northern boundary at this moment in time. The property owners and development team would like to request to have a conversation with city staff to reach an agreement on the possibility of forgoing the dedication of this right-of-way.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Caitlin King". The signature is written in a cursive, flowing style.

Caitlin King  
Enclosure