



October 26, 2022

Mr. Otis Spriggs  
Director of Development and Planning  
City of Angleton  
121 S. Velasco  
Angleton, Texas 77515

Re: Public Access to Subdivisions  
Whispering Oaks Subdivision

Dear Mr. Spriggs,

We are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

**Section 23-12. Streets and Driveways, Subsection I. Public Access to Subdivisions to allow 80 lots with only one access to public roadway.**

**I. Public Access to Subdivisions.**

1. Subdivisions containing 30 or more lots, or multi-family developments with 50 or more units, shall have a minimum of two points of vehicular access to an existing public right-of-way separated as far apart as practical; or
2. The City Council may consider a boulevard style entrance with the following design elements:
  - a. A boulevard entrance with a median that has a minimum width of six feet;
  - b. Extension of the median into the subdivision an unbroken distance of at least 75 feet to the first intersecting interior street; and
  - c. Boulevard lanes with an adequate pavement for emergency access into the development.

The preliminary layout for Whispering Oaks Subdivision currently shows a development of 49 lots with a single 60 feet wide right of way access connection to Heritage Oaks Drive on the west side of the subdivision. There is no other available path to another access point because of Western Avenue subdivision to the south Heritage Oaks Subdivision to the west, Angleton Drainage District Ditch 10 to the north and Gambit Energy Battery facility and Private property to the east. A previously platted 60' right of way road through the private property owned now by Richard Willy was allowed to be abandoned a few years ago by the City. The City's abandonment of the right of way prevents a second access point.

Staff met with the original developer on June 9, 2021 and discussed the requirements of Section 23-11.I. To meet the boulevard entrance requirement the developer proposed a revised cross-section (Attachment 4) for the existing stub street that is the proposed entrance into the Whispering Pines project. After input from Fire Chief Scott Meyers, EMS Director Lucille Maes, and Police Chief Guadalupe Valdez, the consensus staff direction to the developer in regard to the proposed entrance cross-section was the following:

DOUGLAS B. ROESLER, P.E. - Principal Engineer  
4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515  
(979) 849-6681 • Fax (979) 849-4689

consensus staff direction to the developer in regard to the proposed entrance cross-section was the following:

1. Widen the pavement to 48 feet in width and remove the median due to the property owner to the south taking driveway access to the existing stub street.
2. Post "No Parking" signs along the entrance into the Whispering Pines project.
3. The curbs be rollover curbs

If you have any questions or require further information concerning this waiver request, please contact Baker & Lawson, Inc.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. B. Roesler', with a long, sweeping flourish extending to the right.

Douglas B. Roesler, P.E.  
President, Principal Engineer

(File: 15328/Single Access Waiver)