

Ms. Danielle Clark
Smart Storage Angleton
105 Loganberry St.
Lake Jackson, Texas 77566

June 21, 2022

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

Re: Completeness Determination for Minor Plat Application
12.390 Acres in NW Quadrant of Henderson and Carr Road

Dear Mr. Reeves,

I have reviewed your "Completeness Determination" for the references plat dated May 16, 2022. The purpose of the plat is to subdivide a 12.390 acre tract into two tracts consisting 4.533 acres on the north part and 7.860 acres on the south part. There are no plans for a specific development on either tract. I am requesting variances for the following Sections of the City of Angleton Land Development Code (LDC):

Sec. 23- 117.A.3 – Preliminary Utility Plans

I have not provided a utility plan because extension of utilities will be determined by a planned development. There is a 16-inch waterline along Henderson which is adjacent to the south tract and an 8-inch sanitary sewer which can be extended about 200 feet from FM 523 south to the northeast corner of the north lot. On site lift stations can be utilized if sanitary sewer depth is an issue. These design issues can be resolved when the first tract is developed. At that time utilities will be extended to serve both tracts.

I request a variance to provide a utility plan at the time the first tract is developed.

Sec. 23-117.A.5 - Utility and Drainage Report

These reports will be prepared with each tract as they are developed. Detention not required for 4 acre tract, as per Angleton Drainage District. Utilities were discussed above.

I request a variance to provide a utility and drainage plans at the time that each tract is developed.

Sec. 23-117.A.6 - Geotechnical Report

Geotechnical studies are normally prepared based on a boring plan determined by planned development. I do not have a planned layout for each tract at this time.

I request a variance to provide a geotechnical report at the time that each tract is developed.

Sec. 23-117.A.12 - Heritage Tree Preservation Plan

Heritage tree preservation plans are prepared when there is a proposed site plan. Heritage trees can be planned around to save or removed and compensated per the Land Development Code. I do not have a planned layout for each tract at this time.

I request a variance to provide a heritage tree preservation plan at the time that each tract is developed.

I will provide current tax certificates if the above requested variances are approved. If you have any questions or require further information, please contact Baker & Lawson, Inc.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Clark". The signature is written in dark ink and is positioned above the printed name.

Danielle Clark, Owner