

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: General Land Plan of Lakes of Cane Island

Date: March 20, 2024

Background

Plat Name: Lakes of Cane Island General Plan

Applicant: EHRA Engineering

Owner: PHHOU – Cane Island 178, LLC

Location: A General Plan of 178.71 acres out of the H. & T. C. R.R. Company Survey, Section No. 127, A-205, Waller County, Texas.

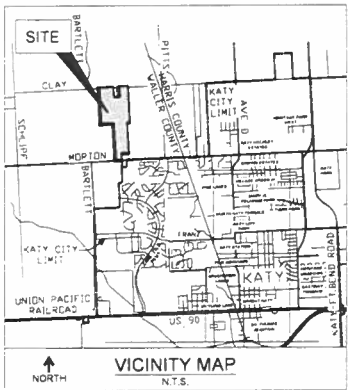
Description: Lakes of Cane Island is a proposed single-family community consisting of approximately 178.71 acres, located north of Morton Road, south of Clay Road, and approximately half a mile west of Pitts Road. Sunterra and Lake House are directly north of the Project, and Cane Island is southeast of the Project. The proposed plan is intended to align elements of the County's requirements and goals with the goals and objectives of a contemporary master-planned development. The developer desires to construct a community consisting of recreational amenities and open space, with a range of housing types and price points. A General Plan for this Project was approved on September 20, 2023, under the name of Morton 180. The overall circulation for the Lakes of Cane Island General Plan is the same as the Morton 180 General Plan, but the local street pattern internal to the sections is different. Additionally, this General Plan has fewer lots and includes larger lot sizes. This General Plan still complies with the Morton 180 Development Agreement and requires no new variances.

The following are the subdivision variances that were previously approved by the Waller County Commissioners Court:

- Minimum lot width of 40' and a minimum lot area of 5,000 square feet
- Minimum right-of-way width for local streets of 50'
- Minimum right-of-way width for collector streets of 60'
- Minimum centerline radius for local streets of 300'
- Minimum centerline radius for collector streets of 650'
- Minimum 60' right-of-way radius and 50' paving radius for cul-de-sacs

Staff Recommendation

Approve



GENERAL NOTES:

- D.E. indicates Drainage Easement.
U.E. indicates Utility Easement.
ESMT indicates Easement.
W.C.C.F. NO. indicates Waller County Clerk File Number.
W.C.D.R. NO. indicates Waller County Deed Record Number.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
(S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GCS Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.
- A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 60 feet to 80 feet by Waller County Commissioners Court on September 28, 2022.
- A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.
- A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 80 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.
- A subdivision variance has been approved to allow local streets to have a right-of-way width of 50 feet by Waller County Commissioners Court on September 28, 2022.
- A subdivision variance has been approved to allow a minimum centerline radius for local roads of 250 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.
- Phasing, section lines, and ultimate lot count are subject to change.
- The property subdivided in the foregoing general plan lies in Waller County, Katy Independent School District, and Brookshire-Katy Drainage District.

LINE TABLE

LINE	ANGLE	DISTANCE
1	S 88°01'56" W	100.17

45' x 130' Typ.: 204 Lots
50' x 130' Typ.: 93 Lots
55' x 130' Typ.: 36 Lots
60' x 130' Typ.: 65 Lots
80' x 140' Typ.: 55 Lots

Phase 1 Lots: 179
Phase 2 Lots: 170
Phase 3 Lots: 104
Total Lots: 453

Lakes of Cane Island General Plan

A General Plan of 178.71 acres out of the H. & T. C. R.R. Company Survey

Section No. 127, A-205, Waller County, Texas.

Owner: PHHOU - Cane Island 178, LLC

March, 2024



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