



Agenda Item: 34
Action Date: 04/30/2020
Plat Name: Orchard Seeded Ranches
Developer: EIC Surveying
Applicant: E.I.C. Surveying Company
App No/Type: 2020-0676 GP

Staff Recommendation:
Defer for further study and review

| | | | |
|------------------|--------------|------------------------------|-------------|
| Total Acreage: | 361.6796 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 3 | Street Type (Category): | Public |
| Water Type: | Private Well | Wastewater Type: | Septic Tank |
| Drainage Type: | Open Ditch | Utility District: | |
| County | Zip | Key Map © | City / ETJ |
| Harris | 77339 | 336H | City |

Conditions and Requirements for Approval

- 045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)
- 046. General Plan approval is for street patterns as shown on the plat only. (24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 056. Sections of a subdivision shall be identified numerically and sequentially.
- 143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)
- 162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
- 163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

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City Engineer: No comments

Harris County Flood Control District: Recommend deferral until the master drainage plan for the development is reviewed. This area has historically been prone to flooding with numerous home buyouts immediately to the west. The Flood Control District, City of Houston, Montgomery County, and San Jac River Authority are working on a planning study to reduce flood risk in this area.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.