

PLANNING COMMISSION ACTION

2013-17 *Schiel / Cumberland Ridge*

APPLICANT: Harris County Public Infrastructure Department

KEY MAP: 327 J, K, L, M; 328 J

JURISDICTION: ETJ, Harris County

LAMBERT: 4667, 4767

DISTRICT/PRECINCT: County Pct. 3 and 4

PROPOSAL:

Harris County Public Infrastructure Department (HCPID) is requesting to amend the Major Thoroughfare Schiel Road/Cumberland Ridge Drive on the Major Thoroughfare and Freeway Plan (MTFP) by:

- a) Deleting the proposed segment from Cypress Rosehill Road to Telge Road, and
- b) Reclassifying the proposed segment from Telge Road to Grant Road from a Major Thoroughfare to a Major Collector (80 foot ROW).

APPLICANTS JUSTIFICATION and HISTORY:

Schiel Road/Cumberland Ridge Drive is designated on the MTFP as Major Thoroughfare and extends between Becker Road and Grant Road approximately 9.5 miles. The proposed alignment for Schiel Road/Cumberland Ridge Drive between Cypress Rosehill Road and Telge Road is located within the Little Cypress Creek floodplain and floodway. HCPID states that it is very unlikely for developers to develop property within this floodplain where the proposed thoroughfare is located. Additionally, Fritsche Cemetery and Harris County's Fritsche Park are located in the vicinity of the proposed thoroughfare alignment between Telge Road and Barker Cypress Road. Barker Cypress Road is currently designated as a north-south Major Thoroughfare that would cross Schiel Road. The construction of Barker Cypress Road across Little Cypress Creek will have to be elevated to satisfy Harris County Flood Control Districts (HCFCD) and Federal Emergency Management Agency (FEMA) requirements. Designing the intersection of Schiel Road with Barker Cypress Road above the Little Cypress Creek floodplain and floodway will create additional construction and traffic management challenges.

With the requested deletion of Schiel Road/Cumberland Ridge Drive between Cypress Rosehill Road and Telge Road, the remaining segment between Telge Road and Grant Road is approximately 3/4 mile long. Reclassifying this segment as a major collector for this short distance would be appropriate as the projected traffic volumes may not be high enough capacity enough to warrant a Major Thoroughfare designation. A four-lane 80 foot ROW segment should be sufficient. This Major Collector would lie approximately halfway between Spring-Cypress Road, a Major Thoroughfare to the south, and future Northpointe / Grant Road to the north. At the future intersection of Schiel and Grant, the intersection will be at a skew which may violate Harris County's traffic regulations. A possible solution may be to realign Grant Road or Schiel Road to make a T-intersection.

The proposed east-west thoroughfare alignment along Schiel Road has been on the MTFP since 1966. The thoroughfare alignment extended west of Spring Cypress Road, and west of North Eldridge Parkway to Waller County. In 1982 a portion of the segment between US 290 and Becker Road was deleted from the MTFP. The thoroughfare was realigned to create a T-

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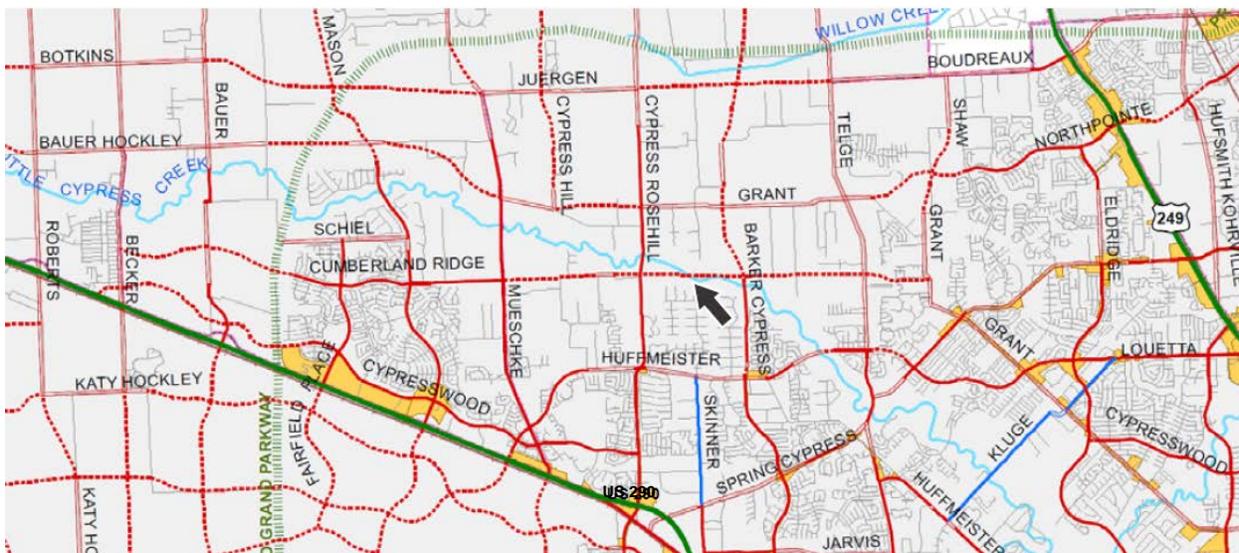
intersection with the existing Spring Cypress Road in 1987. In 1994 the proposed thoroughfare segment, between Grant Road and Spring Cypress Road, was deleted from the MTFP.



1966 MTFP



1987 MTFP



2012 MTFP

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STAFF RECOMMENDATION:

Deny the requested amendments to:

- a) Delete the proposed segment of Major Thoroughfare Schiel Road/Cumberland Ridge Drive from Cypress Rosehill Road to Telge Road, and
- b) Reclassify the proposed segment of Major Thoroughfare Schiel Road/Cumberland Ridge Drive from Telge Road to Grant Road to a Major Collector (80 foot ROW).

Justification: The existing major thoroughfare network currently follows the 1 to 1.5 mile grid pattern. Little Cypress Creek traverses through the study area limiting north-south mobility to the Major Thoroughfares crossing the creek. The existing local streets do not provide east-west circulation, and rely primarily on the thoroughfare network. Thus, preserving the existing thoroughfare grid through this area is critical. With the ongoing construction of Grand Parkway/SH 99 and reconstruction of US 290, the area will likely see new single-family residential developments. As development pressure increases in this area the north-south and east-west thoroughfare will have to be improved to allow for circulation.

The proposed alignment of Schiel/Cumberland Ridge Drive represents a corridor within which the thoroughfare could be designed and extended in the future. While the proposed alignment is adjacent to Little Cypress Creek and would require a crossing the creek, the thoroughfare could be aligned away from the creek and the flood plain when the area redevelops with a higher density. The current alignment of the Major Thoroughfare does not impact the Harris County's Fritsche Park or Fritsche Cemetery; however, it could provide better access to the park in the future.

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Deny the requested amendments to:

- a) Delete the proposed segment of Major Thoroughfare Schiel Road/Cumberland Ridge Drive from Cypress Rosehill Road to Telge Road, and
- b) Reclassify the proposed segment of Major Thoroughfare Schiel Road/Cumberland Ridge Drive from Telge Road to Grant Road to a Major Collector (80 foot ROW).

Population & Employment Projections:

According to 2010 Census, Texas grew by 20% in ten years, to over 25 million people, recording about a quarter of the nation's overall growth. The rate of growth in Texas was twice the national average. Harris County is the most populous county (4 million) in Texas. Today, 2.1 million people live within the City of Houston and another 2 million live in the City's extraterritorial jurisdiction (ETJ). Since 2000, the City of Houston added 146,000 people (8 %) to its population. Houston's ETJ however grew 35 % during the same time period.

Houston and its ETJ's rich employment sector are home to more than 1.8 million jobs, making it the state's most populous and robust economic center. More than one million jobs are located within the City limits and are saturated within the City's eight major activity centers.

One of the greatest challenges to Houston's mobility is that by 2035 significant numbers of residents are projected to live outside the City limits in the ETJ; while the major employment

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growth is expected to occur within the City limits. These expanding imbalances increase distances between the population and employment centers and will result in more travel, greater travel time, and longer travel delays.

In addition to anticipated growth within the ETJ, an additional 550,000 new residents are expected within the current city limits. The most notable population growth is projected to occur inside Loop 610. It reflects efforts to create a dense urban core through mixed-use development strategies.

To compare the result between 2000 and 2010 Census, the subject area's population grew by 257% from 3,713 to 13,270 which demonstrates a percent change significantly higher than that of Harris County's growth (20%).

The Houston-Galveston Area Council (H-GAC) projects that over the next 25 years (2010 – 2035), the population within the study area* will increase from 13,270 to 23,970 (10,700 persons), or 81%. The number of persons per acre is projected to increase from approximately 1.6 to 2.8. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 960 to 1,154 (194 jobs), or 20%. The number of jobs per acre is projected to remain approximately 0.1.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	1.6		0.5		0.1	
2015	1.9	19.2%	0.6	27.8%	0.1	-0.1%
2020	2.2	18.4%	0.8	22.1%	0.1	-0.1%
2025	2.5	13.7%	0.9	17.5%	0.1	0.0%
2030	2.7	7.0%	1.0	9.5%	0.1	20.5%
2035	2.8	5.2%	1.1	9.4%	0.1	0.0%
Change (2010 to 2035)	1.3	80.6%	0.6	119.7%	0.0	20.2%
City of Houston Change (2010 to 2035)	1.6	30.4%	0.6	32.4%	1.3	32.9%
City of Houston ETJ Change (2010 to 2035)	1.3	53.4%	0.6	73.7%	0.6	85.6%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 5 Traffic Analysis Zones (TAZ) encompassing approximately 8,459 acres around the proposed amendment. Population projections do not include projections for group housing.

Expressed in percentages, the subject area's population growth is expected to be more than the Houston ETJ's (81% vs. 53%), and the area's job growth is less than the Houston ETJ's (20% vs. 85%).

Land Use and Platting Activity:

Platting activity within the last five years in this area has been largely single family residential in nature occurring primarily south-east of the amendment consideration. With the ongoing construction of Grand Parkway/SH 99 and reconstruction of US 290, the area will likely see new single-family residential developments. ROW for proposed and to-be-widened thoroughfares will

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be dedicated with these new developments. Commercial and multifamily developments account for 20 acres or 2% of total platting activity.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Wildwood at Northpointe Sec 8	January 31, 2013	328K	SF Residential (public street)	8.01	31
Oakcrest North Sec 6	January 3, 2013	328E	SF Residential (public street)	9.17	36
Oakcrest North Sec 9	January 3, 2013	328L	SF Residential (public street)	8.20	30
Grant Meadows Sec 3	December 13, 2012	328J	SF Residential (public street)	15.37	63
Grant Meadows Sec 4	December 13, 2012	328J	SF Residential (public street)	10.09	51
Steinhagen Road Acres	November 8, 2012	327L	SF Residential (public street)	2.50	1
Oaks at Northpointe Apartments	October 11, 2012	328H	Multi-family	10.12	
Wildwood at Northpointe Sec 10	October 11, 2012	328L	SF Residential (public street)	7.43	35
Wildwood at Northpointe Sec 11	September 13, 2012	328K	SF Residential (Type 1 PAE)	16.42	40
Wildwood at Northpointe Sec 12	September 13, 2012	328K	SF Residential (Type 1 PAE)	13.50	40
Grant Meadows GP	August 30, 2012	328J	SF Residential (public street)	93.21	
Oakcrest North Sec 9	August 30, 2012	328E	SF Residential (public street)	11.18	40
Wildwood at Northpointe GP	August 30, 2012	328K	General Plan	287.10	
Wildwood at Northpointe Sec 9	August 30, 2012	328K	SF Residential (public street)	8.02	29
Villas at Northpointe	August 16, 2012	328H	Unrestricted	26.61	
Wildwood at Northpointe Sec 7	August 16, 2012	328K	SF Residential (Type 1 PAE)	10.24	33
Stablewood Farms North Sec 10	August 2, 2012	327U	SF Residential (public street)	9.78	45
Northpointe Meadows partial replat no 1	August 2, 2012	328H	SF Residential (public street)	4.66	32
Enclave at Northpointe GP	July 5, 2012	328K	General Plan	108.70	
Enclave at Northpointe Sec 1	July 5, 2012	328K	SF Residential (Type 1 PAE)	16.90	58
Enclave at Northpointe Sec 2	July 5, 2012	328K	SF Residential (Type 1 PAE)	13.50	42
Oakcrest North Sec 5 partial replat no 1	April 12, 2012	328E	SF Residential (public street)	4.25	
Wildwood at Northpointe Sec 2	April 12, 2012	328L	SF Residential (Type 1 PAE)	13.59	40
Wildwood at Northpointe Sec 3	March 29, 2012	328L	SF Residential (Type 1 PAE)	13.32	35
Wildwood at Northpointe Sec 5	March 29, 2012	328L	SF Residential (public street)	14.89	45
Louetta Square at Spring Cypress	March 15, 2012	328S	Unrestricted	1.29	
Lone Star at Cypress Rosehill	March 1, 2012	327S	Commercial	4.92	
Villages of Northpointe West Sec 3 partial replat no 1	February 16, 2012	328F	Unrestricted	0.04	
Wildwood at Northpointe Sec 5	February 16, 2012	328K	SF Residential (public street)	14.88	45
Wildwood at Northpointe Sec 6	February 16, 2012	328K	SF Residential (public street)	4.49	14
Sherlock Acres Drive Extension	February 16, 2012	328L	Other	0.26	
Wildwood at Northpointe Sec 4	February 16, 2012	328L	SF Residential (public street)	11.42	52
Northpointe Blvd From Northpointe Ridge Ln to Shaw Rd STD	January 19, 2012	328k	Other	5.17	
Fenske Meadows	December 3, 2009	327M	Commercial	5.08	
Stablewood Farms North Sec 9	October 15, 2009	327U	SF Residential (public street)	2.50	8
Lakewood Park Sec 2 partial replat no 2	September 17, 2009	328R	Commercial	3.92	

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Treeline Sec 2	August 20, 2009	328M	SF Residential (Type 2 PAE)	15.47	55
Treeline Sec 4	August 6, 2009	328M	SF Residential (Type 1 PAE)	21.45	68
Treeline Sec 3	July 23, 2009	328M	SF Residential (Type 2 PAE)	19.46	52
Park Creek Sec 4	July 9, 2009	327U	SF Residential (public street)	32.01	131
Treeline Golf Commercial Center	June 11, 2009	328M	Other	9.74	
Rock Creek Sec 5 amending plat no 1 partial replat no 1 & extension	June 11, 2009	328N	SF Residential (Type 1 PAE)	0.97	5
Cavazos Estate	May 28, 2009	327L	SF Residential (public street)	2.00	1
Stablewood Farms North Sec 4 replat no 1	May 28, 2009	327U	SF Residential (public street)	18.63	69
Stablewood Farms North Sec 5	May 14, 2009	327V	SF Residential (public street)	8.01	35
Northwest Harris County MUD no 15 Water Plant no 2	March 5, 2009	328M	Transportation and Utility	1.83	
Louetta Rd STD	February 19, 2009	327U	SF Residential (public street)	4.58	
Stablewood Farms North Sec 7	February 19, 2009	327V	SF Residential (public street)	20.45	53
Stablewood Farms North Sec 8	February 5, 2009	327V	SF Residential (public street)	30.61	95
Villages of Northpointe West Sec 12	January 22, 2009	328G	Other	13.83	

Right-Of-Way (ROW) Status:

Schiel Road/Cumberland Ridge Drive is currently classified as a proposed 4-lane thoroughfare with a 100' ROW. With the proposed amendment for reclassification of Schiel Road/Cumberland Ridge between Telge Road and Grant Grant, the proposed ROW width will be 80'. All surrounding corridors traveling north-west and east-west are classified as proposed or "to be widened" 4-lane thoroughfares with 100' ROW.

Street	From	To	Classification	Status	Direction
Schiel/Cumberland	Cypress Rosehill	Telge	Major Thoroughfare	Proposed	E-W
Schiel/Cumberland	Telge	Grant Road	Major Thoroughfare	Proposed	E-W
Grant	Cypress Rosehill	Telge	Major Thoroughfare	To be Widened	E-W
Huffmeister	Cypress Rosehill	Telge	Major Thoroughfare	To be Widened	E-W
Huffmeister	Telge	Louetta	Major Thoroughfare	To be Widened	E-W
Louetta	Huffmeister	Telge	Major Thoroughfare	Sufficient width	E-W
Cypress Rosehill	Grant	Huffmeister	Major Thoroughfare	Sufficient width	N-S
Telge	Grant	Huffmeister	Major Thoroughfare	To be Widened	N-S
Barker Cypress	Grant	Schiel/Cumberland	Major Thoroughfare	Proposed	N-S
Barker Cypress	Schiel/Cumberland	Telge	Major Thoroughfare	Sufficient width	N-S

Spacing:

Schiel Road/Cumberland Ridge Drive is located about halfway between Grant Road and Huffmeister Road which run in parallel to the corridor approximately 1 mile north and south, respectively. The proposed deletion of the roadway will increase the spacing to 2 miles. There

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is limited east-west local street connectivity in the area. Existing residential subdivision north and south of the Little Cypress Creek take access from Grant Road and Huffmeister Road. Barker Cypress maintains a similar spacing pattern located roughly 1.21 miles and 1.42 miles from Cypress Rosshill Road and Telge Road, respectively.

Street	From	To	Classification	Direction	Spacing
Schiel/Cumberland	Cypress Rosehill	Barker Cypress	Major Thoroughfare	E-W	1.21 mile
Schiel/Cumberland	Barker Cypress	Telge	Major Thoroughfare	E-W	1.42 mile
Schiel/Cumberland	Telge	Grant Road	Major Thoroughfare	E-W	0.77 mile
Grant	Cypress Rosehill	Barker Cypress	Major Thoroughfare	E-W	0.95 mile
Grant	Barker Cypress	Telge	Major Thoroughfare	E-W	1.50 mile
Huffmeister	Cypress Rosehill	Telge	Major Thoroughfare	E-W	1.22 mile
Huffmeister	Telge	Louetta	Major Thoroughfare	E-W	0.30 mile
Louetta	Huffmeister	Telge	Major Thoroughfare	E-W	1.23 mile
Cypress Rosehill	Grant	Schiel	Major Thoroughfare	N-S	0.79 mile
Cypress Rosehill	Schiel	Huffmeister	Major Thoroughfare	N-S	1.11 mile
Barker Cypress	Grant	Schiel/Cumberland	Major Thoroughfare	N-S	0.87 mile
Barker Cypress	Schiel/Cumberland	Telge	Major Thoroughfare	N-S	1.20 mile
Telge	Grant	Schiel/Cumberland	Major Thoroughfare	N-S	0.93 mile
Telge	Schiel/Cumberland	Huffmeister	Major Thoroughfare	N-S	0.89 mile

Mobility:

The existing major thoroughfare network currently follows the 1 to 1.5 mile grid pattern. Little Cypress Creek traverses through the study area limiting north-south mobility to the Major Thoroughfares crossing the creek. The existing local streets do not provide east-west circulation, and rely primarily on the thoroughfare network. Thus, preserving the existing thoroughfare grid through this area is critical. With the ongoing construction of Grand Parkway/SH 99 and reconstruction of US 290, the area will likely see new single-family residential developments. As development pressure increases in this area, the north-south and east-west thoroughfare will have to be improved to allow for circulation.

The proposed alignment of Schiel/Cumberland Ridge Drive represents a corridor within which the thoroughfare could be designed and extended in the future. While the proposed alignment is adjacent to Little Cypress Creek and would require a crossing the creek, the thoroughfare could be aligned away from the creek and the flood plain when the area redevelops with a higher density.

SCHIEL/CUMBERLAND/GRANT

2013 MTFPA REQUESTS

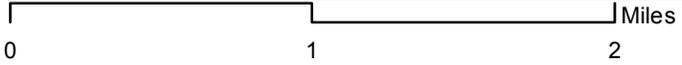
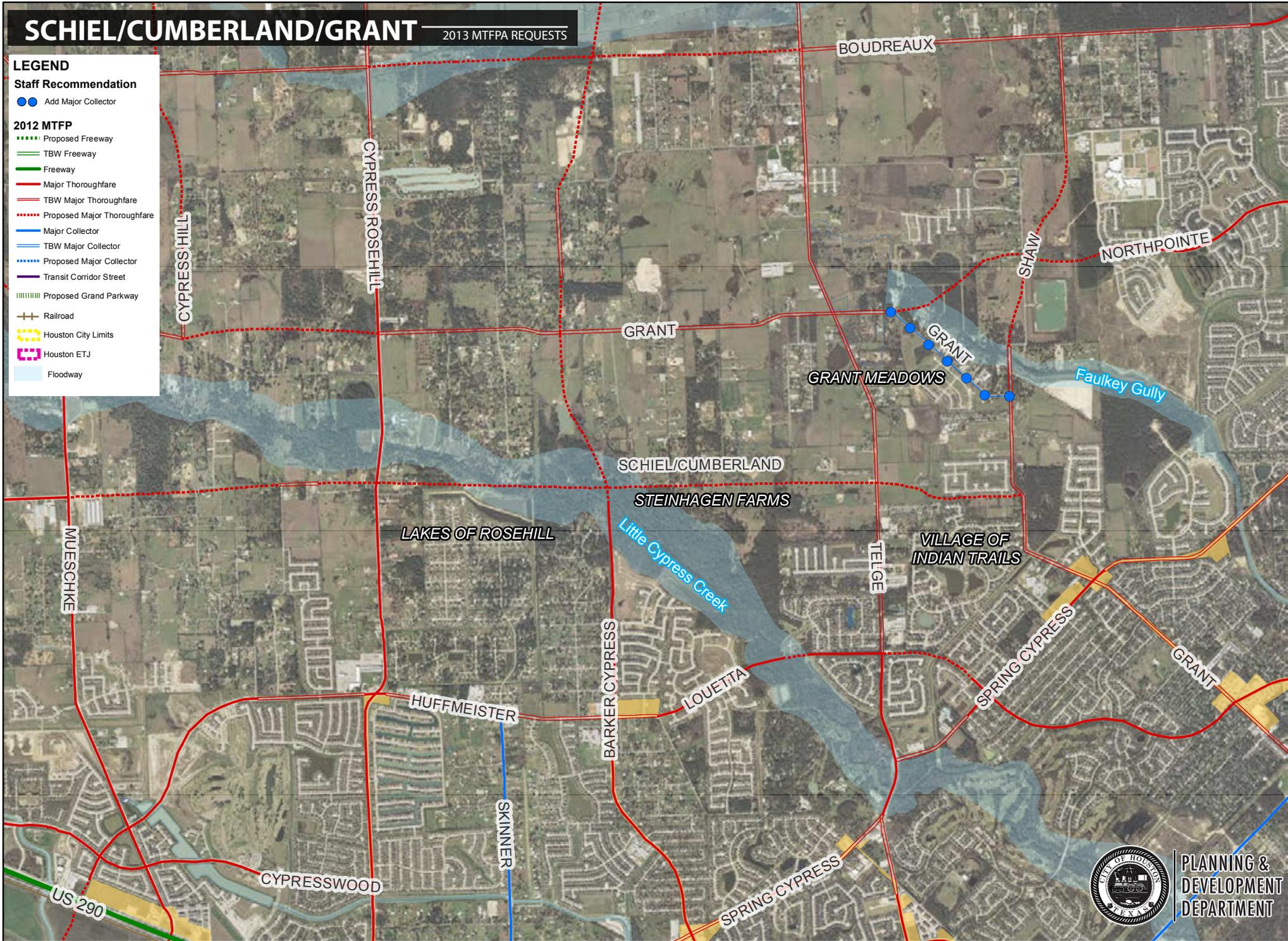
LEGEND

Staff Recommendation

- Add Major Collector

2012 MTFP

- Proposed Freeway
- TBW Freeway
- Freeway
- Major Thoroughfare
- TBW Major Thoroughfare
- Proposed Major Thoroughfare
- Major Collector
- TBW Major Collector
- Proposed Major Collector
- Transit Corridor Street
- Proposed Grand Parkway
- Railroad
- Houston City Limits
- Houston ETJ
- Floodway



PLANNING & DEVELOPMENT DEPARTMENT