

PC ACTION REPORT

F 11: West Richey Road

APPLICANT: Harris County Engineering Department

KEY MAP: 370 H, M

JURISDICTION: Harris County

LAMBERT: 5065, 5066

DISTRICT/PRECINCT:
Harris County Pct. 4

PROPOSAL:

Harris County previously requested the following amendments to the Major Thoroughfare and Freeway Plan (MTFP):

1. The realignment of Major Thoroughfare West Richey Road extension, as a Major Thoroughfare to Hollister Road
2. The addition of an east extension of Weeds Road from Hollister Road to Champions Forest Blvd as a Major Collector
3. The addition of a north extension of Bourgeois Road as a Minor Collector to intersect with the proposed Weeds Road extension

Based on discussions with the community Harris County is revising its request to the following:

1. Delete proposed alignment of Major Thoroughfare West Richey/West Greens (Weeds) "S" curve between Hollister Road and Champion Forest Drive
2. Add existing West Richey Road / Bourgeois Road as a major thoroughfare between Hollister Road and Champion Forest Drive

PLANNING COMMISSION ACTION:

- **APPROVED** the deletion of Major Thoroughfare W. Richey Road/W. Greens Road (Weeds Road) from the MTFP.
- **APPROVED** the addition of W. Richey Road, between Champion Forest Drive and Hollister Road, as a four-lane, 100-foot Major Thoroughfare (T-4-100) on the MTFP.

STAFF RECOMMENDATION:

- **APPROVE** the deletion of Major Thoroughfare W. Richey Road/W. Greens Road (Weeds Road) from the MTFP.
- **APPROVE** the addition of W. Richey Road, between Champion Forest Drive and Hollister Road, as a four-lane, 100-foot Major Thoroughfare (T-4-100) on the MTFP.

Justification:

Based on Harris County's meetings with homeowners and stakeholders in the amendment area, consensus was reached for a revised amendment proposal that would only include the deletion of the W. Richey/W. Greens "S" curve Major Thoroughfare and the addition of a new Major Thoroughfare alignment extending W. Richey Road to Hollister Road along existing east-west

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Bourgeois Road. The previously proposed collector streets were not included. Staff recommends the approval of this updated amendment proposal, as it creates a more logical connection to Hollister Road, with minimal impact on existing properties, as opposed to the “S” curve Major Thoroughfare alignment shown on the 2015 MTFP.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area around the W. Richey Road, Weeds Road, and Bourgeois Road MTFP amendment proposal. According to the projections, population in this area is forecast to slightly increase, from approximately 12,300 in 2015 to approximately 14,500 by 2040, although the projected population growth rate is well below the projected population growth rate for the City of Houston ETJ as a whole. Employment growth in the area is projected to be negligible, increasing from approximately 8,000 in 2015 to approximately 9,000 by 2040.

| Year | Population | Population Density (Persons/Acre) | % Change | Jobs | Job Density (Jobs/Acre) | % Change |
|-------------------------------|--------------|-----------------------------------|--------------|------------|-------------------------|--------------|
| 2015 | 12,314 | 4.6 | - | 8,115 | 3.0 | - |
| 2020 | 12,806 | 4.8 | 4.0% | 8,239 | 3.1 | 1.5% |
| 2030 | 12,808 | 4.8 | 0.0% | 8,550 | 3.2 | 3.8% |
| 2040 | 14,546 | 5.4 | 13.6% | 9,004 | 3.4 | 5.3% |
| Change (2015 to 2040) | 2,232 | 0.8 | 18.1% | 889 | 0.3 | 11.0% |
| COH change (2015 to 2040) | 644,968 | 1.5 | 27.7% | 667,377 | 1.6 | 35.7% |
| COH ETJ change (2015 to 2040) | 1,215,880 | 1.6 | 57.3% | 399,919 | 0.5 | 63.7% |

Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 5 Traffic Analysis Zones (TAZ) encompassing approximately 2,600 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

There are no recent platted developments in this area. Most of the land in this area is owned by Glorious Way Church so the majority of the land will likely be used for religious purposes when developed. The plat, Glorious Way Sec. 1, dedicated a ROW in 2003. The other parcels are for single-family residential from the Bourgeois Forest unrecorded subdivision and Independence Grove plat as well as for educational purposes for the Klein Independent School District tract.

| Subdivision Plat Name | Action Date | Key Map | Land Use | Property Size (acres) | Lots |
|-------------------------|-------------|---------|---------------------------|-----------------------|------|
| Glorious Way Sec 1 | 10/2/2003 | 370 | commercial | 21 | |
| Independence Grove | 6/25/1910 | 370 | single family residential | | |
| Klenk Elementary School | | 370 | educational | | |

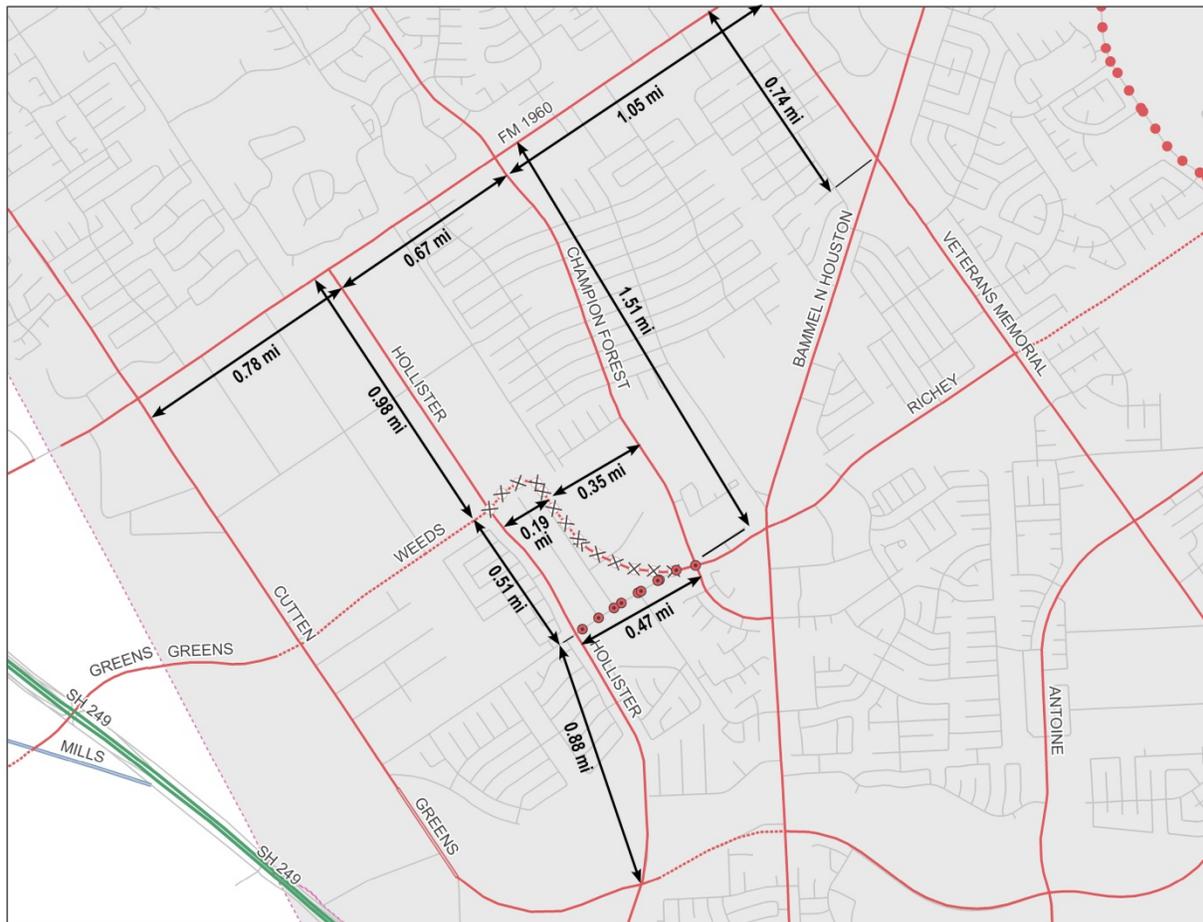
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Right-of-Way (ROW) Status:

Existing Bourgeois Road from West Richey Road/Bourgeois Road intersection west to Hollister Road is an existing 60-foot ROW currently maintained by Harris County with two lanes of pavement. This is proposed to be upgraded to a Major Thoroughfare with four lanes of pavement within a 100-foot ROW. It appears that ROW has already been preserved within this corridor for future expansion at the southern section of the Bourgeois Forest unrecorded subdivision and along the northern boundary of the Klenk Elementary school plat at the Bourgeois / West Richey intersection.

Spacing:

The W. Richey Roads, Weeds Road, and Bourgeois Road MTFP amendment proposal is located approximately two miles north of the intersection of Beltway 8 and SH-249. The proposed W. Richey major thoroughfare extension would be 0.47 miles in length, connecting to the west to Hollister Road. W. Richey would parallel the FM 1960 major thoroughfare, located 1.51 miles to the north and the W. Greens major thoroughfare, located 0.88 miles to the south. North-south thoroughfares in the surrounding area are spaced approximately 0.7 to 1.0 miles apart.



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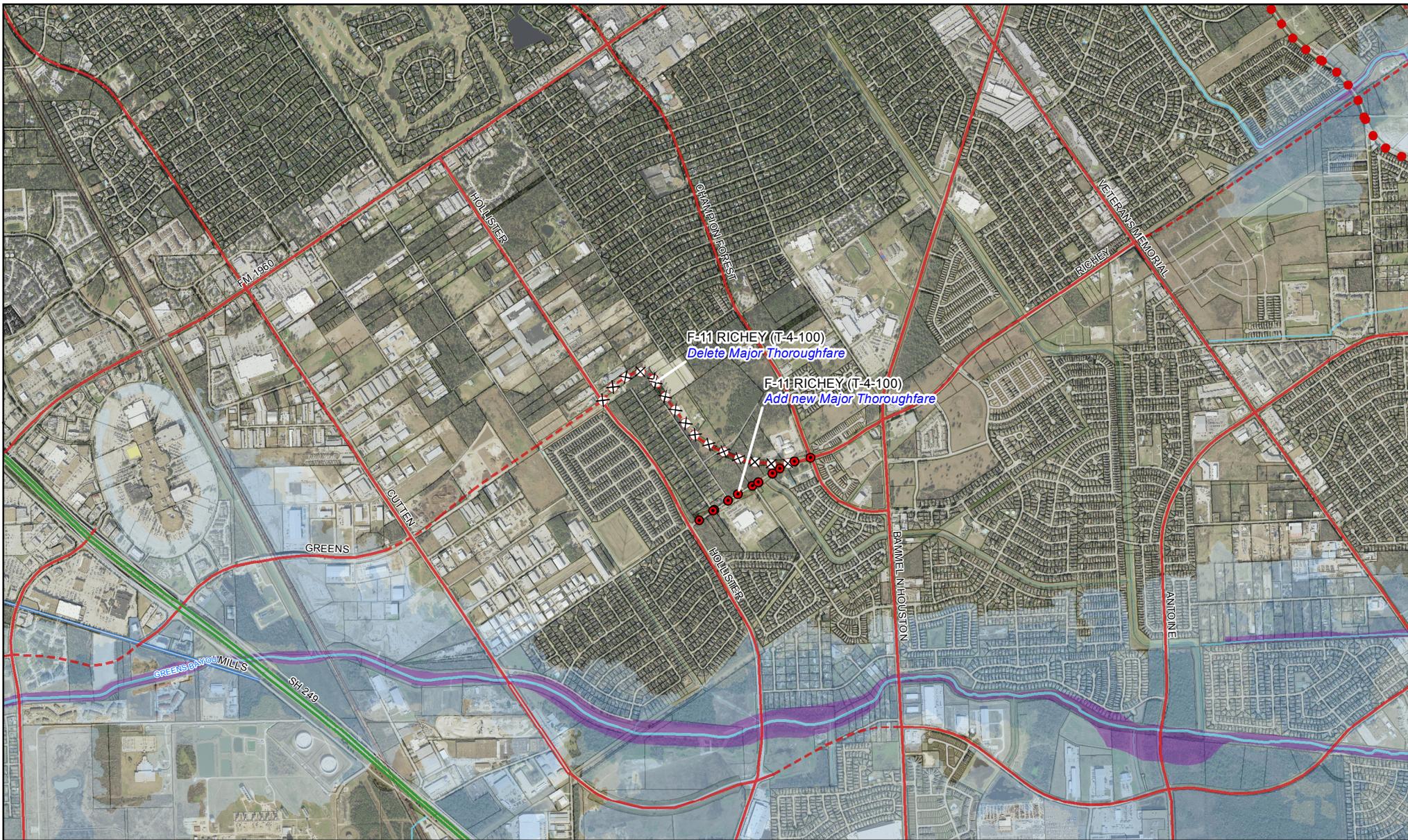
APPLICANT'S JUSTIFICATION and HISTORY:

The current alignment for West Richey/West Greens (Weeds) includes a reverse curve or "S" curve between Hollister Road and Champion Forest Blvd north of Bourgeois/West Richey Road. The northern end of the "S" curve is named West Greens Road on the major thoroughfare map, but this is essentially the Weeds Road alignment as West Greens Road is located approximately one mile south of this location.

In 1976, Richey Road was a separate thoroughfare line which made a connection into the Greens Road/Cypress North Houston Road alignment continuing west across SH 249. The resulting "S" curve was shown on the MTFP around 1980. It appeared that the reasoning to use the reverse curve was to make one continuous thoroughfare extending the Cypress North Houston alignment west of SH 249 into the Greens Road and Richey Road alignment. The main reason for the "S" curve was to avoid major thoroughfare bisecting the adjacent Bourgeois Forest unrecorded subdivision. The current property owners along the "S" curve include Glorious Way Church as well as Cheryl Stewart, Ron Pry and Jorge Granados. The majority of the property along the curve is owned by Glorious Way church who purchased the property around 2002. In 2003, they recorded a plat dedicating two sections of a 100-foot ROW for a Major Thoroughfare called West Richey Road which the geometry corresponded the MTFP alignment at that time. This plat was called Glorious Way Sec 1.

Harris County initially proposed an amendment to delete the "S" curve because of traffic geometric issues that would result from a construction of a "Y" intersection immediately adjacent to the West Richey Road/Champion Forest Drive intersection. The initial proposal was to extend the Weeds road alignment from Hollister Road to Champions Forest Blvd and to propose a new north-south minor collector street extending Bourgeois road to the north. Although the proposed east-west alignment would improve traffic circulation, it would adversely impact property amongst the existing residents as well as an existing detention pond built five years ago. This is owned and maintained by Harris County WCID No 109 serving the nearby Greenwood Forest Sec 6 subdivision.

After two separate meetings with the homeowners of the Greenwood Forest and Bourgeois Forest subdivisions as well as Klein ISD and Glorious Way Church, a consensus was reached to delete the "S" curve and to add a new major thoroughfare for West Richey Road extending to Hollister along the south side of the church.



2016 Major Thoroughfare and Freeway Plan Recommendation: F-11 West Richey Road

2016 MTFP Amendment

- | | | | | |
|---------|-----|------------|--------------|-----|
| Add | —●— | Reclassify | Street Class | —■— |
| Realign | —⊙— | | ROW Width | —▲— |
| Remove | —X— | | No. Lanes | —◆— |

2015 MTFP

- | | | | |
|---|-------------------------|-----|--------------|
| — | Freeway | — | Local Street |
| — | Major Thoroughfare | —+— | Railroad |
| — | Major Collector | — | Waterway |
| — | Minor Collector | — | Park |
| — | Transit Corridor Street | | |

