

PC ACTION REPORT

F6: Krenek Road

APPLICANT: Harris County Engineering Department

KEY MAP: 419 M

JURISDICTION: Harris County

LAMBERT: 6163

DISTRICT/PRECINCT:

Harris County Pct. 2

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting the addition of Krenek Road from FM 2100 to US 90 on the Major Thoroughfare and Freeway Plan (MTFP) as a Major Collector.

PLANNING COMMISSION ACTION:

APPROVED the addition of Krenek Road, between FM 2100 and US 90, as a four-lane, 80-foot ROW Major Collector (MJ-4-80) on the MTFP.

STAFF RECOMMENDATION:

APPROVE the addition of Krenek Road, between FM 2100 and US 90, as a four-lane, 80-foot ROW Major Collector (MJ-4-80) on the MTFP.

Justification:

Krenak Road to the east of US 90, which is outside of the City of Houston's ETJ, was classified as a Major Thoroughfare in Harris County's 2015 Major Thoroughfare Plan. Harris County's addition of Krenek Road as a Major Thoroughfare was in response to current and anticipated future development in the area, which will require additional roadway improvements to respond to increased mobility needs. Due to a grade-separated crossing of US 90, it is recommended to add the portion of Krenek Road within the City of Houston ETJ to the MTFP. A Major Collector classification is recommended because of existing ROW limitations due to existing commercial and residential development along this section of Krenek Road.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area surrounding the Krenek Road MTFP amendment proposal. According to the HGAC data, overall density in this area is forecast to remain very low despite the significant growth in population from approximately 1,200 in 2015 to over 7,300 by 2040, which will vastly outpace projected population growth of the overall City of Houston ETJ. Employment in this area is projected to remain very low, with a negligible increase from approximately 2,100 jobs in 2015 to just over 2,200 jobs by 2040.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	1,278	0.3	-	2,098	0.6	-
2020	901	0.2	-29.5%	2,108	0.6	0.5%
2030	2,710	0.7	200.8%	2,253	0.6	6.9%
2040	7,317	1.9	170.0%	2,266	0.6	0.6%
Change (2015 to 2040)	6,039	1.6	472.5%	168	0.0	8.0%
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 4 Traffic Analysis Zones (TAZ) encompassing approximately 3,700 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The majority of this corridor consists of unplatted single family residential homes with existing or proposed commercial properties at the intersections of both FM 2100 and US 90. In 2012, there was a siphon replaced along a channel owned by the San Jacinto River Authority just east of the FM 2100 intersection. Platting activity in the general area is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Crosby Village Sec 2	3/28/2013	SF Residential (Public Street)	18.41	65
Dove Crosby	8/8/2013	Unrestricted	5.61	
Commons at Crosby	8/8/2013	Unrestricted	5.35	
Dove Crosby	9/5/2013	Unrestricted	5.59	
Newport Villages	11/14/2013	Unrestricted	40.38	
Crosby High School GP	8/21/2014	General Plan	80.08	
Crosby High School Sec 1	9/4/2014	Unrestricted	80.79	
Alaniz Plaza	10/16/2014	Unrestricted	4.39	
Maknojia Plaza	12/18/2014	Commercial	1.85	
Crosby Gardens	3/5/2015	Commercial	6.46	
Newport Sec 8 Partial replat no 1	3/19/2015	SF Residential (Public Street)	18.25	69
Crosby Hospitality	8/20/2015	Commercial	1.50	
Family Dollar Crosby	9/3/2015	Unrestricted	0.81	
Newport Sec 8 partial replat no 3	4/14/2016	SF Residential (Public Street)	11.78	41
Newport Sec 8 partial replat no 4	4/14/2016	SF Residential (Public Street)	19.90	43
Crosby Village Sec 3	4/14/2016	SF Residential (Public Street)	9.26	56

Right-of-Way (ROW) Status:

The existing ROW of Krenek Road is 60 feet from FM 2100 to US-90. The roadway consists of a two-lane, 21-foot wide asphalt pavement, which is proposed to be improved to three lanes at

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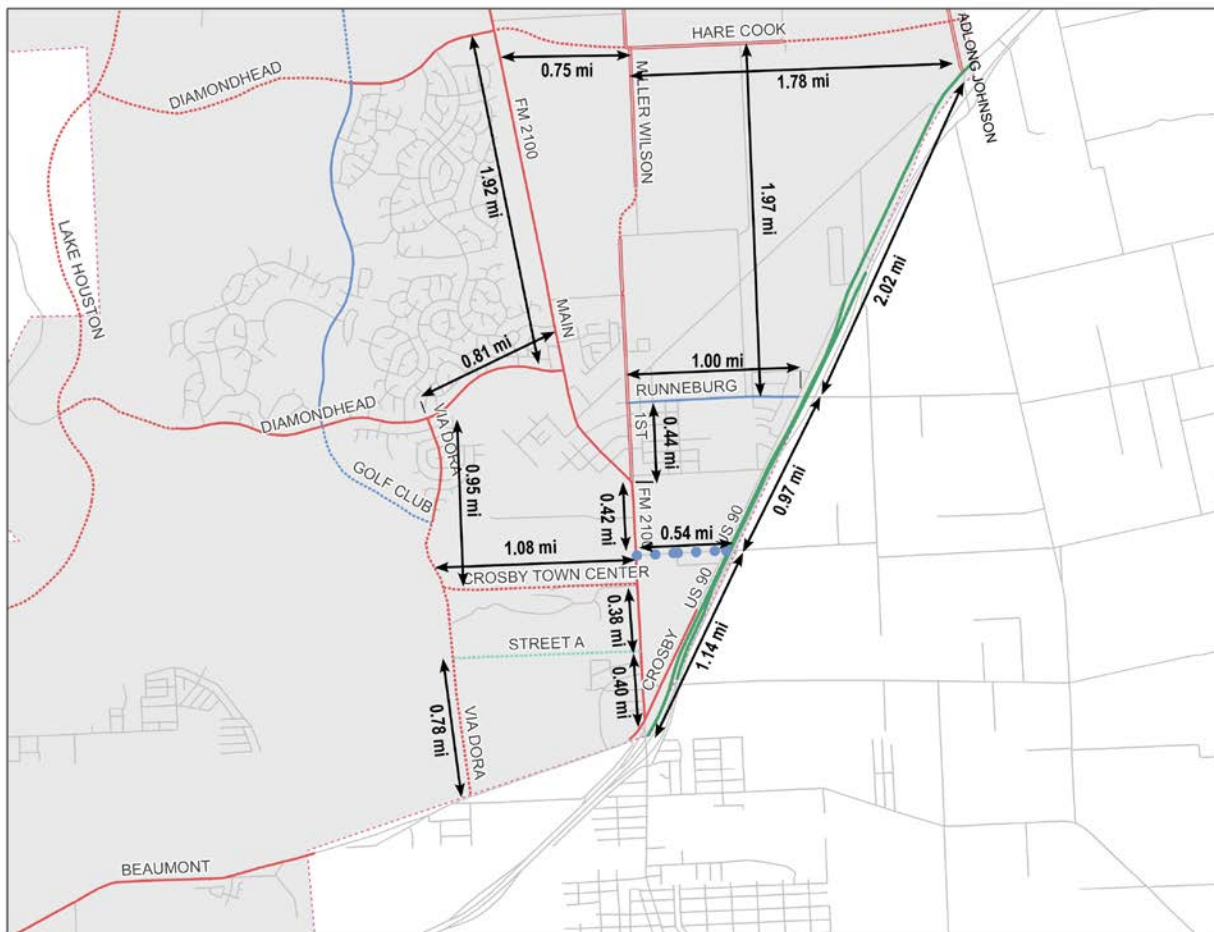
the FM 2100 intersection for improved traffic circulation and to improve queuing along Krenek Road. The roadway is on the Harris County Road Log, which means that the county currently maintains this road. Previous recorded plats abutting Krenek Road did not label any recording information; however, there are recorded deeds on record dedicating ROW for Krenek Road.

Spacing:

Krenek Road is located approximately eight miles northeast of the intersection of Beltway 8 and US 90. The road extends 0.54 mile from US 90 to FM 2100. Another east-west major collector, Runneburg Road, parallels Krenek road 0.86 mile to the north. North-south major thoroughfares and major collectors to the east of US 90 are spaced approximately one mile apart. N. Diamondhead Blvd/Hare Cook Road, S. Diamondhead Blvd, and Crosby Town Center are the major east-west parallel thoroughfares in the area, and are spaced approximately one to two miles apart.

Street	From	To	Classification	Direction	Spacing
1st Street	Runneburg Road	FM 2100/Main Street	T-4-100	N-S	0.44 mi
Crosby Town Center	Via Dora Drive	FM 2100	T-4-100	E-W	1.08 mi
N. Diamondhead Blvd	FM 2100	Miller Wilson Road	T-4-100	E-W	0.75 mi
S. Diamondhead Blvd	Via Dora Drive	FM 2100/Main Street	T-4-100	E-W	0.81 mi
FM 2100/Main Street	N. Diamondhead Blvd	S. Diamondhead Blvd	T-4-100	N-S	1.92 mi
	Main Street	Krenek Road	T-4-100	N-S	0.42 mi
	Krenek Road	Crosby Town Center	T-4-100	N-S	0.15 mi
	Crosby Town Center	Street A	T-4-100	N-S	0.38 mi
	Street A	Beaumont Hwy	T-4-100	N-S	0.40 mi
Hare Cook Road	Miller Wilson Road	Adlong Johnson Road	T-4-100	E-W	1.78 mi
Krenek Road	FM 2100	US-90	MJ-4-80	E-W	0.54 mi
Miller Wilson Road	Hare Cook Road	Runneburg Road	T-4-100	N-S	1.97 mi
Runneburg Road	Miller Wilson Road	US-90	MJ-4-70	E-W	1.00 mi
Street A	Via Dora Drive	FM 2100	MN-2-60	E-W	1.08 mi
US-90	FM 2100	Krenek Road	Freeway	N-S	1.14 mi
	Krenek Road	Runneburg Road	Freeway	N-S	0.97 mi
	Runneburg Road	Adlong Johnson Road	Freeway	N-S	2.02 mi
Via Dora Drive	S. Diamondhead Blvd	Crosby Town Center	T-4-100	N-S	0.95 mi
	Crosby Town Center	Street A	T-4-100	N-S	0.38 mi
	Street A	Beaumont Hwy	T-4-100	N-S	0.78 mi

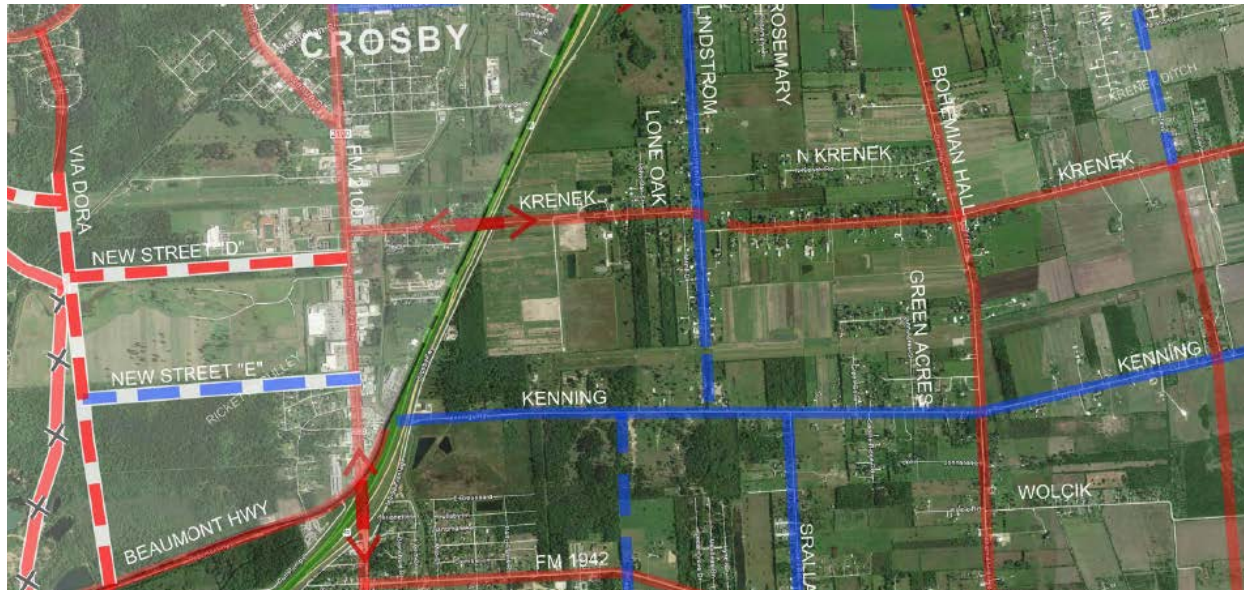
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APPLICANT'S JUSTIFICATION and HISTORY:

In 2015, Harris County Commissioners' Court approved a major thoroughfare plan in its "no ETJ zone" (see map below). With development occurring further east into the no ETJ zone, roadway infrastructure needs to be able to handle the increased traffic from growth based on new development. As a result, Krenek Road was classified as a Major Thoroughfare between US 90 and the Chambers County line.

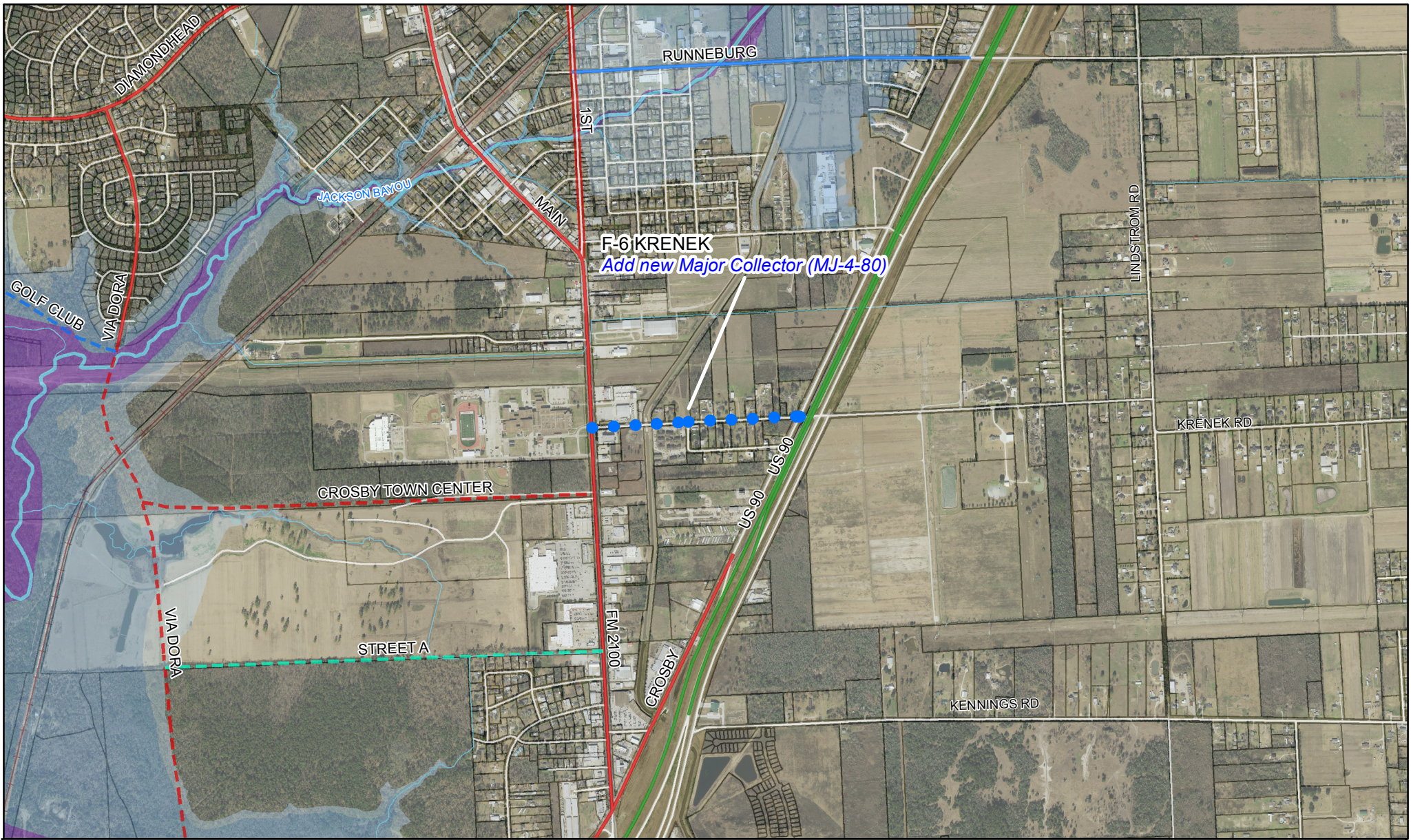
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Having Krenek Road named as a Major Thoroughfare left a one-half mile section of Krenek Road unclassified between FM 2100 to US 90. The applicant purports that FM 2100 is a major arterial crossing the eastern part of Harris County and this roadway is anticipated to generate an increase in traffic in the coming years, especially with the construction of the nearby Crosby High School along Crosby Town Center Blvd. Designating Krenek Road as a Major Collector given the existing development along the corridor would allow for improvement to the roadway.

FM 2100 was improved to a four-lane undivided roadway with a traffic signal about 20 years ago. Currently, there are roadway improvements under design for the Krenek Road intersection at FM 2100 by Harris County as a three-lane roadway with a 600-foot right turn lane and overlay. The roadway improvements should improve traffic circulation and queueing along Krenek Road.

Major Collectors are public streets that accumulate traffic from local streets and Minor Collectors for distribution to the Major Thoroughfare. A Major Collector street may have commercial, residential or have mixed uses abutting.



2016 Major Thoroughfare and Freeway Plan Recommendation: F-6 Krenek 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	—■—		

