

PC ACTION REPORT

F7: Solomon Road, Indian Trails Drive, Coons Road, and Unnamed 1

APPLICANT: Harris County Engineering Department

KEY MAP: 329 E, F, J, K
JURISDICTION: Harris County

LAMBERT: 4868
DISTRICT/PRECINCT:
Harris County Pct. 4

PROPOSAL:

Harris County is requesting the addition of two north-south Minor Collectors and two east-west Minor Collectors east of SH 249 between Northpointe Blvd. and Spring Cypress Road and west of Hufsmith Kohrville Road.

PLANNING COMMISSION ACTION:

- **APPROVED** the addition of Solomon Road, between SH 249 and Hufsmith Kohrville Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVED** the addition of Indian Trail Drive, between SH 249 and Hufsmith Kohrville Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVED** the addition of Coons Road, between Northpointe Road and Indian Trail Drive, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVED** the addition of Unnamed Road, between Northpointe Road and Indian Trail Drive, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.

STAFF RECOMMENDATION:

- **APPROVE** the addition of Solomon Road, between SH 249 and Hufsmith Kohrville Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVE** the addition of Indian Trail Drive, between SH 249 and Hufsmith Kohrville Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
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- **APPROVE** the addition of Unnamed Road, between Northpointe Road and Indian Trail Drive, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.

Justification:

In the amendment area, both east-west and north-south mobility are currently limited, as there are no existing thoroughfares, collector streets, or local streets which provide continuous connections between SH 249 and Hufsmith Kohrville Road. Extension of the proposed

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Northpointe Blvd is challenged by an existing development west of Huffsmith Kohrville Road. Additionally, large tracts of undeveloped land in the area may lead to future platting and development. The proposed Minor Collector system will provide the necessary north-south and east-west connections and ensure that ROW is dedicated to preserve connectivity to the major thoroughfare and highway networks should future development occur in this area. Staff recommendation is to approve the requested amendments.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area around the Solomon Road, Indian Trails Drive, and Coons Road MTFP amendment proposal. According to the study HGAC data, the population is forecasted to double by 2040, increasing from approximately 15,000 in 2015 to approximately 30,000 by 2040. This population growth will outpace projected population growth for the overall City of Houston ETJ over the same time period. While employment in the area is also projected to more than double from approximately 2,000 in 2015 to over 4,600 by 2040, the overall employment density will remain very low. As the gap between population and employment becomes larger, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	14,916	4.8	-	2,166	0.7	-
2020	18,543	5.9	24.3%	3,960	1.3	82.8%
2030	23,846	7.6	28.6%	4,127	1.3	4.2%
2040	29,664	9.5	24.4%	4,636	1.5	12.3%
Change (2015 to 2040)	14,748	4.7	98.9%	2,470	0.8	114.0%
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 3,100 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The land uses within this roadway network are primarily agricultural east of Coons Road, with some commercial along SH 249 to the west of Coons Road. There was a platted development approved in 2015 but not recorded HMT Commercial Reserve just south of the Solomon Road alignment east of SH 249. All other tracts are defined by survey and abstract. Recent platting activity in the area is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Spring Cypress Church	4/11/2013	Church	7.34	

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Ashford Grove Sec 3 Partial Replat No 1	5/23/2013	SF Residential (Public Street)	7.39	12
Resource Partners at Lakewood Park	7/25/2013	Commercial	3.08	
Stonebrook Estates Sec 1	8/8/2013	SF Residential (Public Street)	33.23	79
Generator Supercenter Subdivision	10/3/2013	Unrestricted	3.47	
Trails of Cypress Lake Sec 3	10/3/2013	SF Residential (Public Street)	21.04	61
Retreat at Westlock	10/17/2013	Unrestricted	9.36	
Watermark at Spring Cypress	3/6/2014	Unrestricted	23.60	
Spring Cypress Triangle	3/20/2014	Unrestricted	4.54	
Ashford Grove East General Plan	5/29/2014	General Plan	22.51	
Landmark Grand Champion	8/21/2014	Commercial	17.75	
Safe Harbor Storage	12/18/2014	Unrestricted	5.00	
Aura Gleannloch	12/18/2014	Unrestricted	8.21	
Ashford Grove East Sec 1	2/19/2015	SF Residential (Public Street)	13.85	56
Vazquez Hacienda	2/19/2015	SF Residential (Public Street)	3.00	1
Pillot Gully Stormwater Detention Facility	3/5/2015	Drainage	17.88	
Champion Woods Enclave	4/16/2015	SF Residential (Public Street)	1.00	1
Orleans Square Plat	5/28/2015	Commercial	0.95	1
HMT Commercial Reserve	7/23/2015	Unrestricted	12.00	
Treeline North	10/1/2015	SF Residential (Public Street)	20.72	52
Spring RV and Boat Storage	10/29/2015	Commercial	5.86	
Groves at Gleannloch Farms General Plan	12/17/2015	General Plan	58.15	
Ashford Grove East Sec 2	1/21/2016	SF Residential (Public Street)	9.15	44
Gleannloch Commercial Development	2/18/2016	Unrestricted	8.21	
Stonebrook Estates Sec 2	3/31/2016	SF Residential (Public Street)	21.02	56
Gleannloch Farms Sec 1	3/31/2016	SF Residential (Public Street)	35.65	83
Grand Parkway Town Center	5/26/2016	Commercial	65.62	

Right-of-Way (ROW Status:

Please see section titled “Application Justification and History” for detailed information on the ROW status for each proposed Minor Collector.

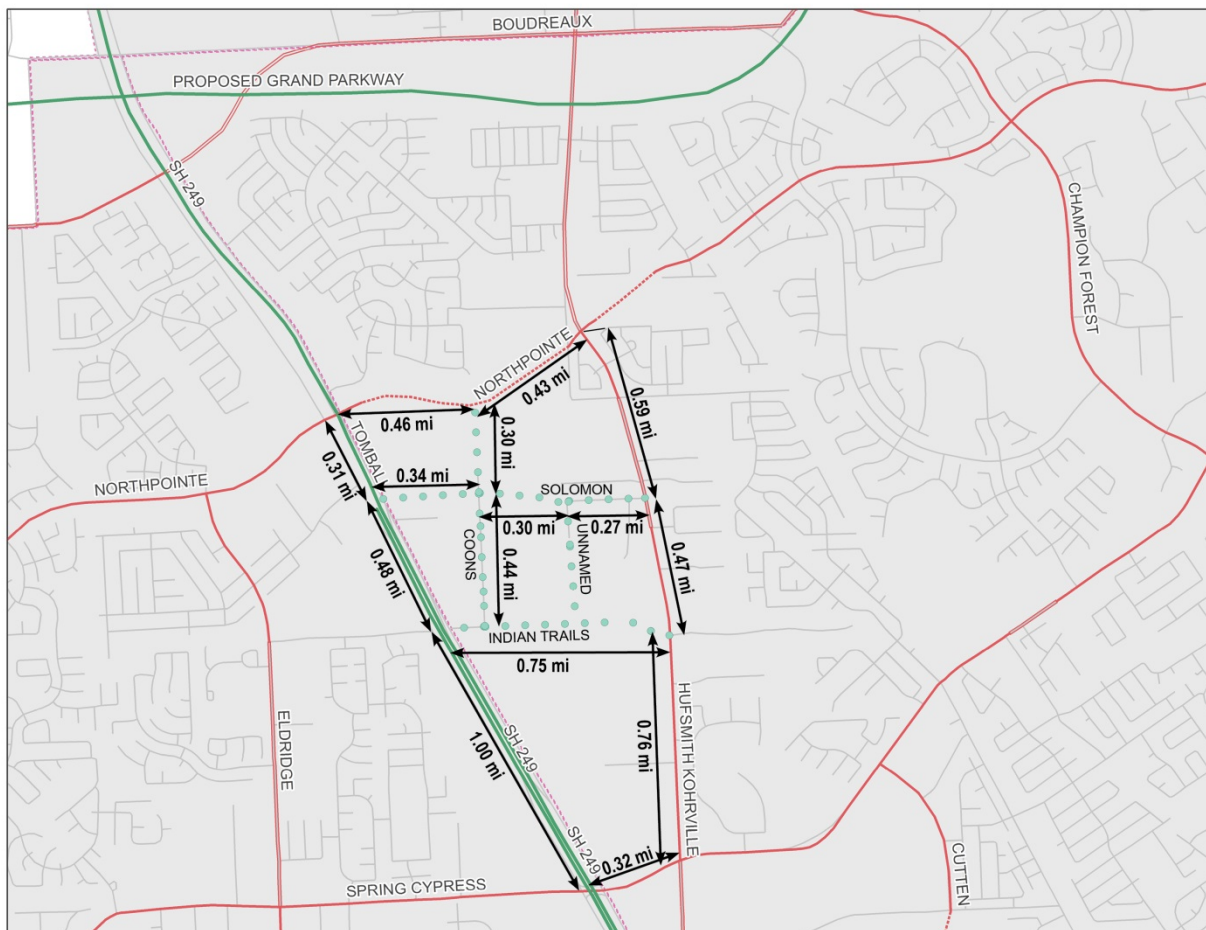
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Spacing:

The proposed minor collector system is bounded by Northpointe Blvd to the north, Hufsmith Kohrville Road to the east, Spring Cypress Road to the south, and SH-249 to the west. The minor collector system, as proposed, will create a grid of approximately 0.30 to 0.40 miles within the proposal area to help provide adequate circulation as development occurs in the area.

Street	From	To	Classification	Direction	Spacing
Coons Road	Northpointe Blvd	Solomon Road	MN-2-60	N-S	0.30 mi
	Solomon Road	Indian Trails Drive	MN-2-60	N-S	0.44 mi
Hufsmith Kohrville Road	Northpointe Blvd	Solomon Road	T-4-100	N-S	0.59 mi
	Solomon Road	Indian Trails Drive	T-4-100	N-S	0.47 mi
	Indian Trails Drive	Spring Cypress Road	T-4-100	N-S	0.76 mi
Indian Trails Drive	SH-249	Hufsmith Kohrville Road	MN-2-60	E-W	0.75 mi
	SH-249	Coons Road	MN-2-60	E-W	0.15 mi
	Coons Road	Unnamed Road	MN-2-60	E-W	0.30 mi
	Unnamed Road	Hufsmith Kohrville Road	MN-2-60	E-W	0.32
Northpointe Blvd	SH-249	Coons Road	T-4-100	E-W	0.46 mi
	Coons Road	Hufsmith Kohrville Road	T-4-100	E-W	0.43 mi
SH-249	Northpointe Blvd	Solomon Road	Freeway	N-S	0.31 mi
	Solomon Road	Indian Trails Drive	Freeway	N-S	0.48 mi
	Indian Trails Drive	Spring Cypress Road	Freeway	N-S	1.00 mi
Solomon Road	SH-249	Coons Road	MN-2-60	E-W	0.34 mi
	Coons Road	Unnamed Road	MN-2-60	E-W	0.30 mi
	Unnamed Road	Hufsmith Kohrville Road	MN-2-60	E-W	0.27 mi
Spring Cypress Road	SH-249	Hufsmith Kohrville Road	T-4-100	E-W	0.32 mi
Unnamed Road	Solomon Road	Indian Trails Drive	MN-2-60	N-S	0.44 mi

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APPLICANT'S JUSTIFICATION and HISTORY:

In July, 2015 the Planning Commission approved a plat HMT Commercial Reserve along the east side of SH 249 between Northpointe Blvd. and Spring Cypress Road. This plat was approved with a condition that the property to the north dedicate an east-west road to improve mobility and circulation in the area.

This requirement prompted discussion between Harris County and the Planning Department of how to improve circulation in the area. There are currently no direct connections between SH 249 and Hufsmith Kohrville Road in this long stretch. In addition, the ability for Northpointe Blvd. to ever come across to Hufsmith Kohrville Road along the mapped alignment is questionable, making the practical distance ever greater. It is 2.5 miles between Spring Cypress Road to Boudreaux Road.

Solomon Road Extension to Hufsmith Kohrville Road (E-W minor collector)

This road was a result of a condition by the Planning Commission when the HMT Commercial Reserve plat was approved. In 2011, Harris County permitted utility detention pond plans north of the HMT Commercial Reserve tract. These plans show that a corridor for a future 60-foot

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ROW was preserved along the south side of the Dungrove tract. This preservation is for a two-lane road. This alignment extends along the south boundary of the Dungrove tract, extends east of Coons Road and aligns with existing Solomon Road which is 0.30 mile east of Coons Road. This road would require the dedication of ROW from several property owners when they plat their properties in order to develop. The existing two-lane roadway width of Solomon Road is 18 feet within a 30-foot ROW on the Harris County Road Log. Therefore, development along Solomon would require the dedication of additional ROW from Whisper Meadows unrecorded subdivision and the unrecorded parcels to the south of Solomon Road. This would also require ROW dedication from the Kinchen tract and from the Cox tract.

Coons Road extension to Indian Trail (E-W minor collector)

This corridor utilizes the existing two-lane east-west Coons Road, a 60-foot ROW for a distance of approximately 600 feet which is on the Harris County Road Log for maintenance. This proposed two-lane roadway within a 60-foot ROW would extend east approximately 0.60 mile along the northern property boundary through one parcel owned by Prime Real Estate Holdings to make a connection to existing Indian Trails Road at Hufsmith Kohrville Road. This east-west alignment would make a T-intersection at existing north-south Coons Road with avoiding any ROW acquisition with the Spahr property. This alignment would be on the northern edge of the existing 100-year and 500-year flood plains while grazing the existing floodway for Pillot Gully (K140-00-00). The existing ROW width for Indian Trail Drive east of Hufsmith Kohrville Road is 60 feet.

Existing Coons Road Designation as Minor Collector (N-S collector)

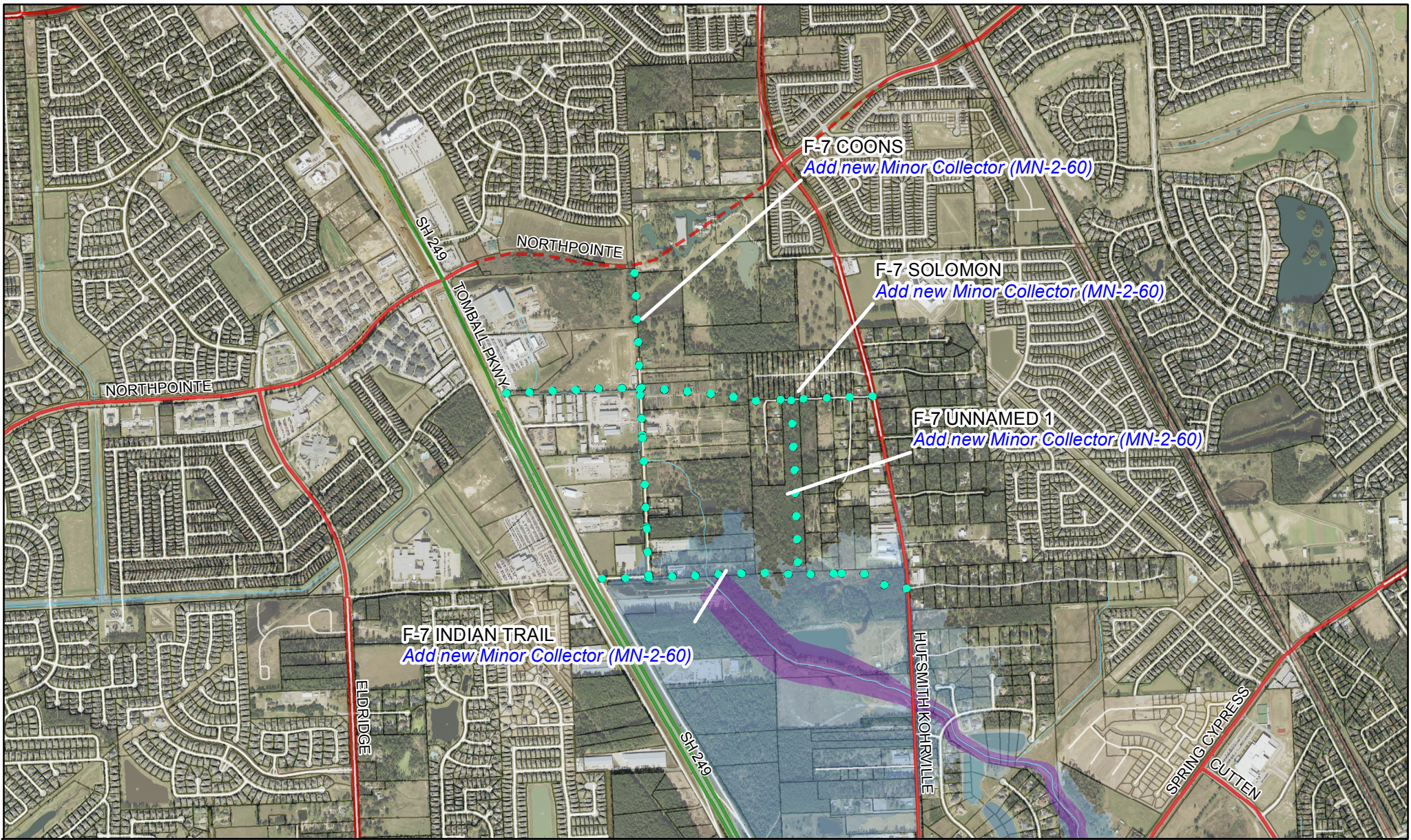
The proposed north-south Minor Collector designation would be along the existing 60-foot, two-lane asphalt roadway section of Coons Road north of proposed Indian Trail Road for a distance of approximately 2,600 feet. Per the intersection spacing requirements of Chapter 42, the remaining ROW would be dedicated to the north when the northern properties plat their property. The end result will be a north-south roadway between Indian Trail Road and the future extension of Northpointe Blvd.

Unnamed N-S Minor Collector between existing Solomon and proposed Indian Trail extension

This is a proposed two-lane roadway within a 60-foot ROW. This corridor would require the acquisition of the full road width ROW from Prime Real Estate Holdings. To minimize the impacts, the road could be located along the eastern property boundary. Also, this alignment is outside of the 100-year floodplain; therefore, this roadway and surrounding land would be conducive for development.

If this amendment is not approved, there will continue to be no direct connectors between SH 249 and Hufsmith Kohrville Road, as well as no north-south circulation in the amendment area. With the absence of the proposed extension of the Northpointe Blvd. Major Thoroughfare, it makes having this Minor Collector network even more important.

Minor Collectors are public streets that accumulate traffic from local streets for distribution into a Major Thoroughfare or a Major Collector. A Minor Collector typically has residential uses, however it may also serve commercial or mixed uses.



2016 Major Thoroughfare and Freeway Plan Recommendation: F-7 Solomon/Indian Trail/Coons/Unnamed Roads

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	—■—		

