

PC ACTION REPORT

F8: Theiss Road, Rayford Road, and Trilby Way

APPLICANT: Harris County Engineering Department

KEY MAP: 333 L, M

JURISDICTION: Harris County

LAMBERT: 5368

DISTRICT/PRECINCT:

Harris County Pct. 4

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting the addition of Minor Collectors along Trilby Way and Theiss Road, as well as a Major Collector along Rayford Road on the Major Thoroughfare and Freeway Plan (MTFP).

PLANNING COMMISSION ACTION:

- **APPROVED** the addition of Theiss Road, between FM 1960 and Rayford Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVED** the addition of Rayford Road, between Theiss Road and FM 1960, as a two-lane, 80-foot ROW Major Collector (MJ-2-80) to the MTFP.
- **APPROVED** the addition of Trilby Way, between Treaschwig Road and Theiss Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.

STAFF RECOMMENDATION:

- **APPROVE** the addition of Theiss Road, between FM 1960 and Rayford Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.
- **APPROVE** the addition of Rayford Road, between Theiss Road and FM 1960, as a two-lane, 80-foot ROW Major Collector (MJ-2-80) to the MTFP.
- **APPROVE** the addition of Trilby Way, between Treaschwig Road and Theiss Road, as a two-lane, 60-foot ROW Minor Collector (MN-2-60) to the MTFP.

Justification:

The amendment area has mobility limitations due to surrounding creeks and waterways, including Cypress Creek. Existing development, including an elementary and middle school at Rayford and Theiss, would benefit from the addition of the proposed Trilby Way Minor Collector, which would connect the area to the Teaschwig Road Major Thoroughfare. This connection will be especially useful during peak school-day pick-up and drop-off times.

Collector classifications for Theiss Road and Rayford Road are consistent with their current function of accumulating traffic from local streets to the surrounding major thoroughfare network. Therefore, the inclusion of Theiss Road as a Minor Collector and Rayford Road as a Major Collector on the MTFP will better reflect each street's existing mobility function.

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STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area around the Theiss Road, Rayford Road, and Trilby Way MTFP amendment proposal. According to the HGAC data, population in this area is projected to more than triple by 2040, from approximately 5,300 in 2015 to over 17,000 by 2040. This projected growth will vastly outpace the projected growth of the overall City of Houston ETJ. Employment in the area is also forecasted to triple over this time period, from 1,500 jobs in 2015 to 4,700 jobs by 2040, but the employment density will remain very low. As the gap between population and employment becomes greater, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	5,357	2.1	-	1,549	0.6	-
2020	6,984	2.7	30.4%	2,033	0.8	31.2%
2030	11,624	4.5	66.4%	2,039	0.8	0.3%
2040	17,403	6.8	49.7%	4,736	1.8	132.3%
Change (2015 to 2040)	12,046	4.7	224.9%	3,187	1.2	205.7%
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 2,500 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The land use along Theiss Road is a mix of agriculture, single-family residential, commercial, and school uses. The land uses along proposed Trilby Way are agriculture and commercial. The land uses along Rayford Road are primarily school and commercial. Most of the school tracts along Rayford and Theiss Roads are unplatted, except for Rayford Intermediate Subdivision.

There was a recent general plan submitted for approval Northport Park GP. The northern section of this general plan is located along the north side of FM 1960 between Theiss and Rayford. This GP is proposing a single-family subdivision with a collector type street bisecting the tract making a connection to Rayford through a property within an expired general plan Burchfield Rayford GP. Recent platting activity in the general area is reflected in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size (Acres)	Lots
Arbor Trails GP	4/11/2013	General Plan	94.50	
Levey Airport Industrial Place	5/9/2013	Commercial	17.55	

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Werrington Park Sec 5	7/25/2013	SF Residential (Public Street)	33.59	263
DFJ Aldine Westfield	8/22/2013	Commercial	13.38	
Oaks on FM 1960	11/14/2013	Unrestricted	1.50	
Woodcreek Forest Reserve	5/29/2014	Unrestricted	20.97	
Richey Business Park Sec 1	9/18/2014	Commercial	12.68	
Richey Business Park General Plan	9/18/2014	General Plan	22.26	
Maknojia And Momin Shopping Center	10/30/2014	Commercial	4.82	
Texan Mart	10/30/2014	Commercial	2.00	
Enclave at Loan Oak General Plan	1/22/2015	General Plan	36.95	
Arbor Trails Sec 2	2/19/2015	SF Residential (Public Street)	6.56	37
Aldine Fire Station	6/25/2015	Unrestricted	8.41	
Mayfield Place	6/25/2015	Unrestricted	25.92	3
Car Transport	10/15/2015	Unrestricted	9.66	
Deleon Family	10/29/2015	SF Residential (Public Street)	1.48	1
Deleon General Plan	10/29/2015	General Plan	3.20	
Northport Park	1/7/2016	General Plan	168.40	
Northport Park South General Plan	1/7/2016	General Plan	54.90	
Richey Industrial Park	1/21/2016	Commercial	9.58	
Aldine Fire Station General Plan	2/4/2016	General Plan	13.62	
Tinys Center	2/4/2016	Commercial	1.79	
Woodcreek Municipal Utility District Water Plant	3/3/2016	Unrestricted	3.72	
Aldine ISD North Side Transportation Facility	3/31/2016	Unrestricted	62.24	
Werrington Park Sec 3 partial replat no 1	4/14/2016	Unrestricted	1.64	

Right-of-Way (ROW) Status:

The existing ROW width of Theiss Road, a roadway on the Harris County Road Log is 50 feet. Therefore five feet of ROW widening would be required from adjacent property owners should they plat their properties for development. The Minor Collector designation preserves the 60 feet ROW. This road was originally dedicated by separate instrument deed record.

Rayford Road is currently on the Harris County Road Log as an 80-foot wide ROW which is serving existing middle and elementary schools on either side of the road. Because of the existing ROW width and capacity, this road should be designated as a Major Collector. This road was originally dedicated by a separate instrument. This road is also a continuation of Birnam Wood Blvd. on the south side of FM 1960. 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.

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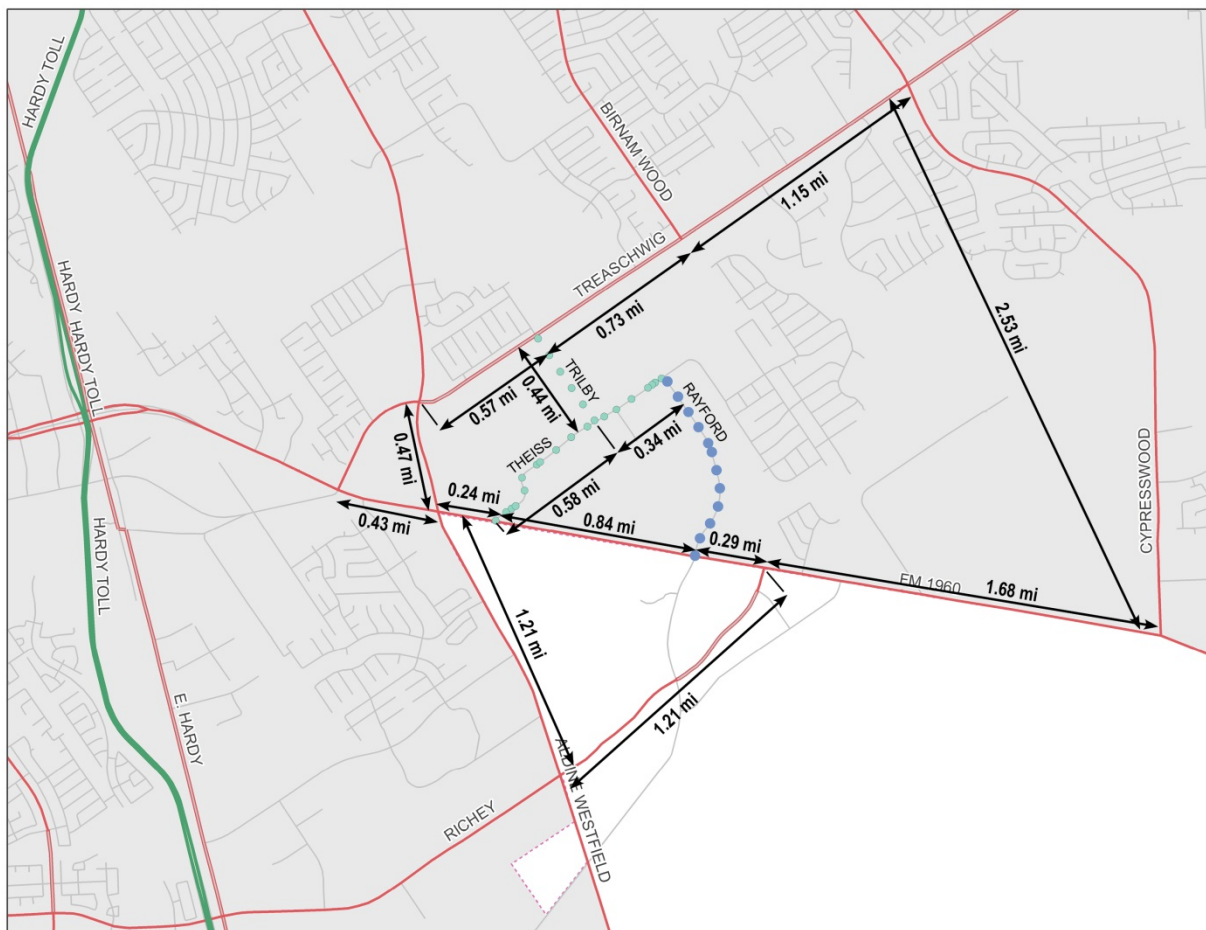
To extend Trilby Way from Treaschwig Road to Theiss Road, three different property owners would need to dedicate ROW. An existing private road could be used as a basis for a roadway corridor within the property owned by Texas Heritage Ranch LLC to make the final connection to Theiss Road. A 60-foot ROW would be needed for a Minor Collector. There is a proposed signalized intersection at Treschwig and Trilby Way to be constructed in 2016/17 that can service higher traffic volumes from an extension of Trilby Way.

Spacing:

The area of the amendment proposal is bounded by Treaschwig Road to the north, Aldine Westfield Road to the west, FM 1960 to the south and Cypress Creek to the east. Theiss Road parallels Treaschwig Road from FM 1960 to Rayford for a total of 0.92 mile. Rayford connects south to FM 1960, just 0.29 mile west of the intersection of Richey Road and FM 1960. Trilby Way extends 0.44 mile northwest from Theiss to Treaschwig, providing an additional north-south connection into the amendment area, just 0.57 mile to the northeast of the Aldine Westfield/Treaschwig intersection and just 0.73 mile to the southwest of the Birnam Wood Blvd./Treaschwig intersection.

Street	From	To	Classification	Direction	Spacing
Aldine Westfield Road	Treaschwig Road	FM 1960	T-4-100	N-S	0.47 mi
	FM 1960	Richey Road	T-4-100	N-S	1.21 mi
Cypresswood Drive	Treaschwig Road	FM 1960	T-4-100	N-S	2.53 mi
FM 1960	Treaschwig Road	Aldine Westfield Road	T-4-100	E-W	0.43 mi
	Aldine Westfield Road	Theiss Road	P-8-180	E-W	0.24 mi
	Theiss Road	Rayford Road	P-8-180	E-W	0.84 mi
	Rayford Road	Richey Road	P-8-180	E-W	0.29 mi
	Richey Road	Cypresswood Drive	P-8-180	E-W	1.68 mi
Rayford Road	Theiss Road	FM 1960	MJ-2-80	N-S	0.70 mi
Richey Road	Aldine Westfield Road	FM 1960	T-4-100	E-W	1.21 mi
Theiss Road	Aldine Westfield Road	Trilby Way	MN-2-60	E-W	0.58 mi
	Trilby Way	Rayford Road	MN-2-60	E-W	0.34 mi
Treaschwig Road	Aldine Westfield Road	Trilby Way	T-4-100	E-W	0.57 mi
	Trilby Way	Birnam Wood Blvd	T-4-100	E-W	0.73 mi
	Birnam Wood Blvd	Cypresswood Drive	T-4-100	E-W	1.15 mi
Trilby Way	Treaschwig Road	Theiss Road	MN-2-60	N-S	0.44 mi

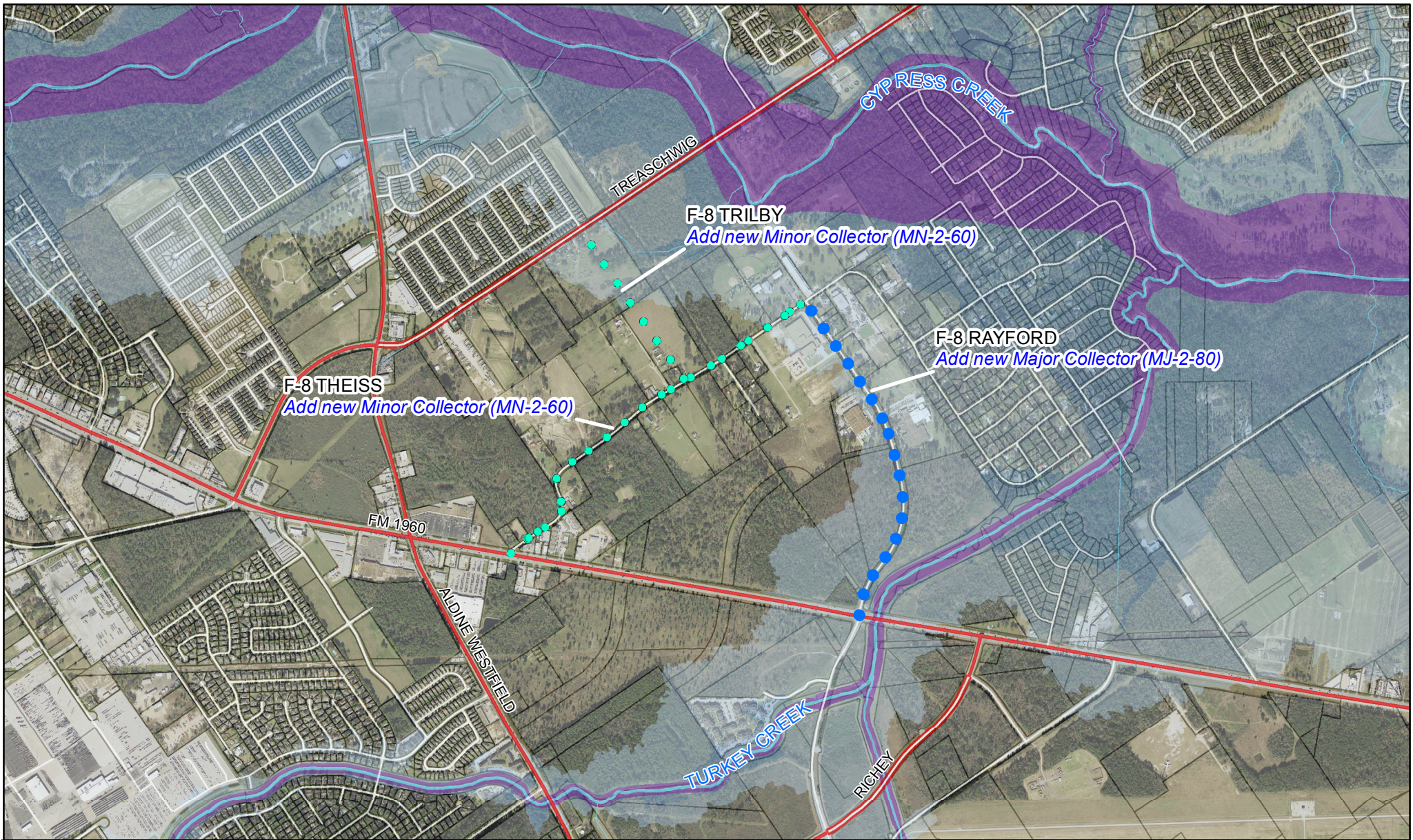
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APPLICANT'S JUSTIFICATION and HISTORY:

The applicant's review of the area bounded by Treaschwig Road, Aldine Westfield Road, FM 1960 and Cypresswood Road, indicates there is a limited amount of circulation in this area, partly due to the existing Cypress Creek floodplain and floodway. Therefore, to promote adequate vehicle circulation on the west side of Cypress Creek, HCED is proposing to add Minor Collectors Trilby Way, Theiss Road and Major Collector Rayford Road. Theiss Road and Rayford Road are existing roadways with adequate ROW for a minor collector and major collector, respectively. Trilby Way would be added as a new roadway from Treaschwig Road to Theiss Road and would require right-of-way (ROW) acquisition. There is an existing elementary and middle school in the area on either side of Rayford Road where Minor Collector streets would be beneficial to school access during peak periods of traffic.

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-8 Theiss/Rayford/Trilby Way 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	—■—		

