

PUBLIC HEARING 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.

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 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 an additional 30 feet of ROW from Whisper Meadows unrecorded subdivision lots 21-24. This would also require a 30-foot ROW dedication from the Kinchen tract and a full 60 foot ROW dedication 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

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existing 100-year and 500-year flood plains while grazing the existing floodway for Pillot Gully, K140-00-00.

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 Trails 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 Trails Road and Hazel Grove Drive within the Northpointe East Sec 2 subdivision.

Unnamed N-S 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 between north of Spring Cypress Road and south of Northpointe Blvd. With the absence of an east connection to Northpointe Blvd., 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.

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% |

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|-------------------------------|---------------|------------|--------------|--------------|------------|---------------|
| 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 | |
| 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 |

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

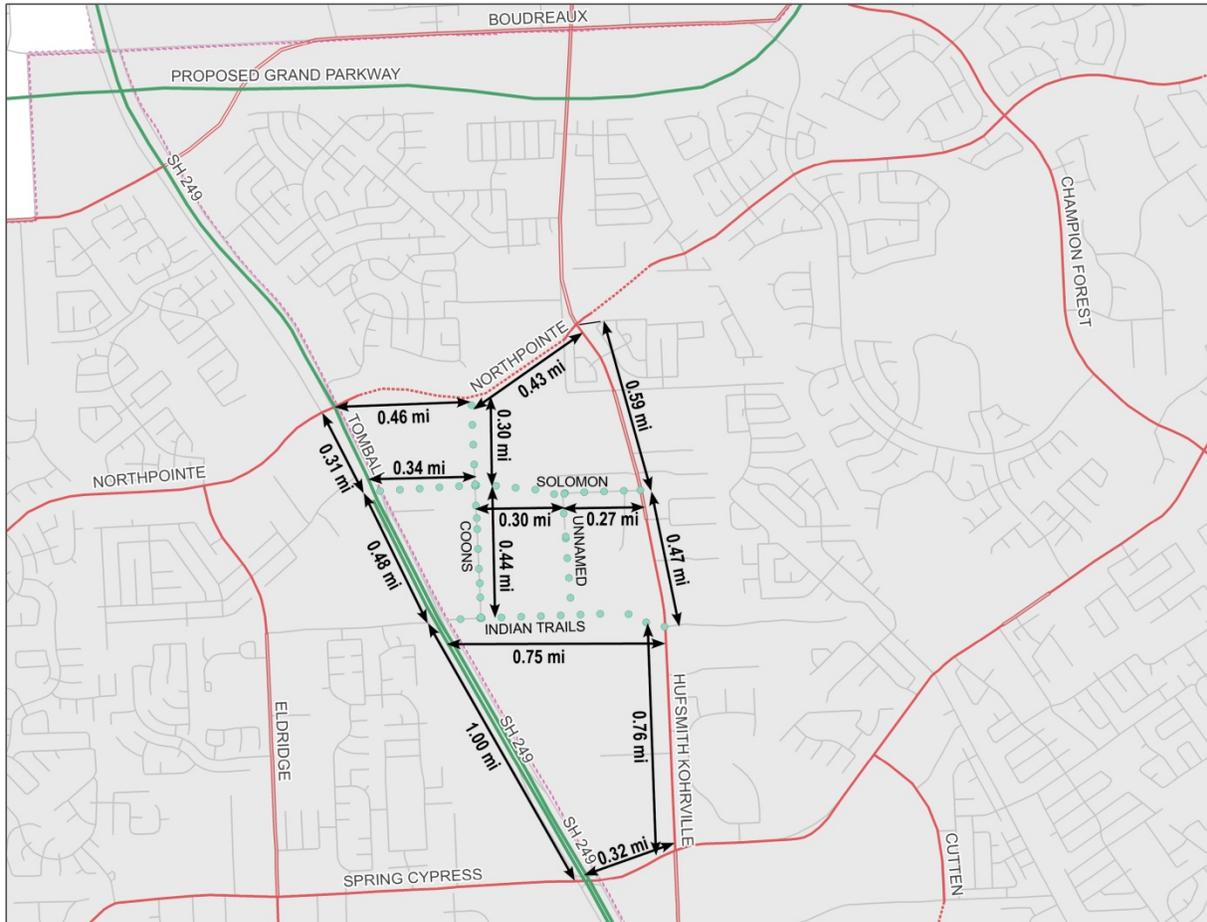
Spacing:

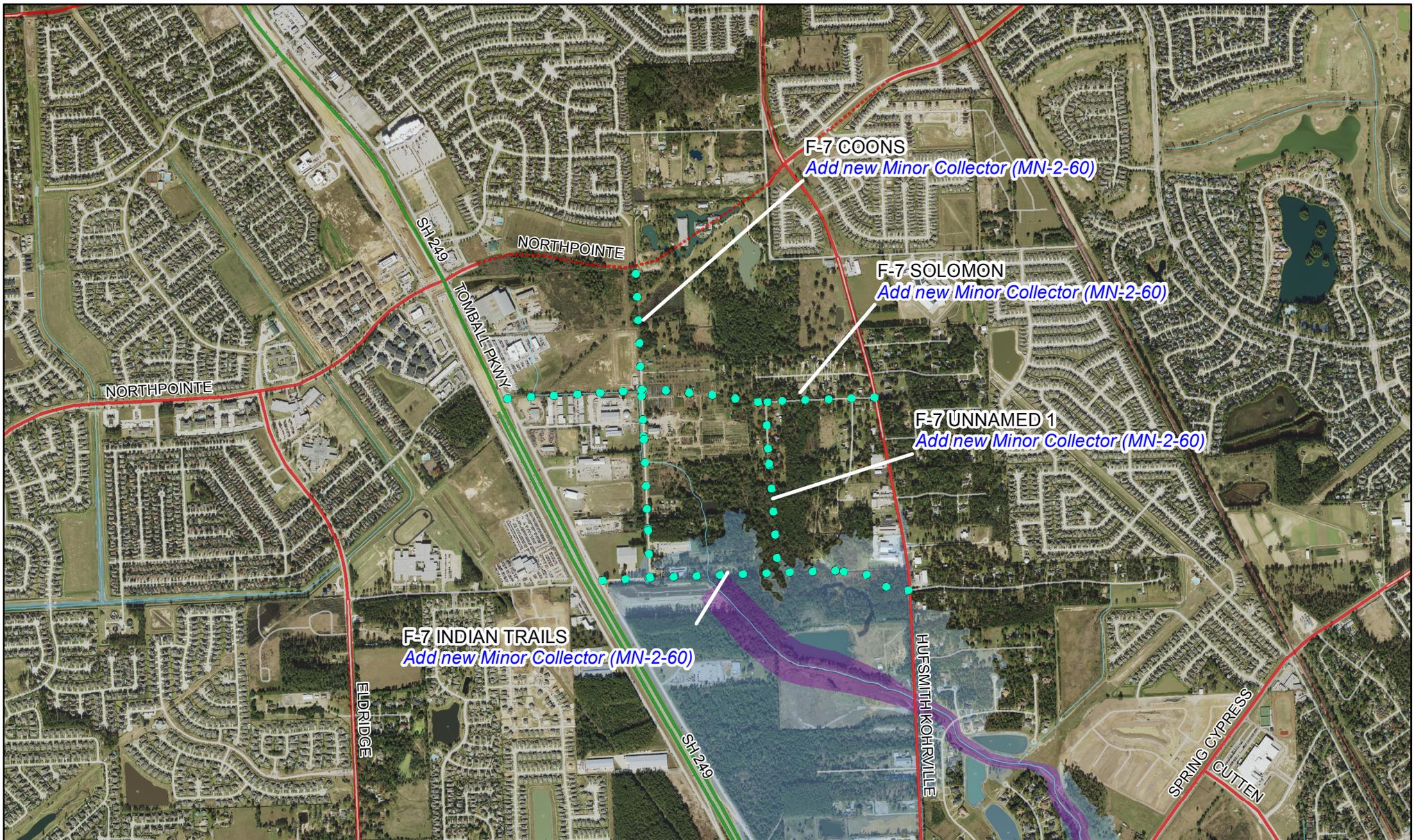
The proposed minor collector system is bounded by Northpointe Blvd to the north, Hufsmith Kohrville Road to the east, Spring Cypress Road to the south, and SH-249 to the west. The minor collector system, as proposed, will create a grid of approximately 0.30 to 0.40 miles within the proposal area to help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

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|---------------------|--------------|-------------------------|---------|-----|---------|
| 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 |





2016 Major Thoroughfare and Freeway Plan Request: F-7 Solomon/Unnamed/Coons/Unnamed Roads

2016 MTFP Amendment

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

2015 MTFP

- | | | | |
|-------------------------|------------------|--------------|-------------------------------|
| Freeway | — (thick green) | Local Street | — (thin grey) |
| Major Thoroughfare | — (thick red) | Railroad | — (thin red with cross-ticks) |
| Major Collector | — (thick blue) | Waterway | — (thin light blue) |
| Minor Collector | — (thick cyan) | Park | ■ (light green) |
| Transit Corridor Street | — (thick purple) | | |

