

DRAFT STAFF RECOMMENDATION REPORT

F12: Wilson Road

APPLICANT: Harris County Engineering Department

KEY MAP: 415 O, H, M, R

JURISDICTION: Harris County

LAMBERT: 5663, 5662

DISTRICT/PRECINCT:

Harris County Pct. 1

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting the realignment of Major Thoroughfare Wilson Road on the Major Thoroughfare and Freeway Plan (MTFP). This requested amendment has two segments. Segment A is from Greens Bayou to Winfield Road. Segment B is from Winfield Road to Hopper Road.

APPLICANT'S JUSTIFICATION and HISTORY:

Segment A - Greens Bayou to Winfield Road

On October 19, 2015, there was a meeting between the City of Houston, Harris County, and Cherry Construction about the permitting and construction of a sand pit along the current Wilson Road alignment north of Winfield Road. The result of this meeting was that an amendment to the MTFP was needed to realign Wilson Road around the permitted sand pit. Cherry Construction was not planning to plat the property, but they were willing to preserve ROW along the eastern boundary of their tract.

The alignment north of Winfield was to be realigned along the eastern property boundary of the sand pit operation. 50 feet of the ROW is to be preserved by Cherry Construction for future acquisition, and the other 50 feet of ROW is to be dedicated/acquired from abutting lots of the adjacent subdivision, Forest Acres. The 50 feet on Cherry Construction property will be used as the development's Texas Commission on Environmental Quality (TCEQ) required berm. Whenever a replat for redevelopment is submitted for any lot within Forest Acres adjacent to the Cherry Construction property, the owner would be required to dedicate 50 feet of ROW within their back lot. Within Forest Acres, one replat prior to this amendment has been recorded recently named Nightingale Vista, which was recorded in 2015.

North of the Cherry Construction tract, the alignment will be located east of the existing Redstone Golf Course and will match with the existing alignment when it crosses over Greens Bayou into the Fall Creek development. The Planning Commission approved the Fall Creek General Plan in 2011 and 2014 showing the Wilson Road alignment along the eastern property boundary north of Winfield Road. In 2014, the Planning Commission moved the Major Thoroughfare from the eastern property boundary of the Cherry Construction tract back to the center of the Fall Creek GP taking into account Greens Bayou floodway/floodplain. In 2015 an updated Fall Creek GP was submitted shifting the alignment west within the southern panhandle of the development.

Segment B: Winfield Road to unimproved Hopper Road

South of Winfield Road, the realignment will offset to the west to align on the east side of an existing detention pond adjacent to Winfield Road. It has been determined that the detention pond is unpermitted under the owner name, Cougar Holdings, Inc. This alignment (a.k.a.

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existing Mesa Road) will be located approximately 1,700 feet west of the proposed intersection of realigned Wilson Road.

HCED previously dedicated Mesa Road access rights to Cherry Construction as a private access road on top of the public road between Winfield Road and East Mount Houston Road for their sand pit operations. Although dedicated as a private road, the county still desires to preserve this ROW as an 80-foot Major Thoroughfare to Hopper Road.

The plat Houston Suburban Heights shows dedicated ROW of approximately 50 feet from Winfield Road to East Mount Houston Road. Harris County Appraisal District records still shows a delineation of north-south ROW which indicates that ROW has been preserved within this corridor. If the alignment is shifted, property owners would be expected to dedicate their half of the required ROW for the ultimate combined ROW of 80 feet.

Mesa Drive currently exists as an 80 foot wide ROW between Mount Houston Road to Hopper Road where ROW dedication would not be required for properties requiring a plat. The exception would be dedications for proper alignment matching at East Mount Houston Road. This roadway segment is currently maintained by Harris County. It would make sense to utilize existing Mesa Road for the realigned thoroughfare and avoid acquiring ROW within mobile home and trucking parcels south of East Mount Houston Road. There is an existing east-west 50-foot unimproved public ROW located 0.25 mile south of East Mount Houston Road and 0.15 mile north of existing Furay Road. East Mount Houston Road is the only east-west thoroughfare along this corridor to provide access for US 59/IH 69 farther west and Beltway 8 farther east.

A number of Major Thoroughfare amendments happened in 1985 and 1999. These affect the need for the current request in order to maintain adequate traffic circulation. They are listed below.

In 1985:

- Aldine Bender Road was added from Old Humble Road to Lockwood Road
- Dorylee Road was added to the plan from Mesa Road to Wilson Road
- Lauder Road was deleted from the plan between US-59 and the East Belt
- Winfield Road was realigned between Mesa Road and John Ralston Road
- Smith Road was realigned between North Belt and Mount Houston Road
- Mesa Road was deleted between North Belt and Mt. Houston
- Wilson Road was realigned between North Belt and Mt. Houston

In 1999:

- Aldine Bender was deleted between Old Humble and Mesa; and was realigned and reclassified to a Major Collector, Fall Creek Bend Road, between Mesa and Wilson
- Dorylee Road was deleted between Mesa and Wilson
- Aldine Mail/Winfield was realigned between Mesa and Lockwood to align with existing road

The offset alignment seems to be the best option available in order to connect to the existing Mesa alignment at Hopper Road.

STAFF RECOMMENDATION:

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APPROVE the staff proposed alternative to realign and reclassify Wilson Road between Greens Bayou to Winfield Road as a four-lane, 80-foot ROW Major Thoroughfare (T-4-80) on the MTFP, subject to 50 ft. ROW dedication from Cherry Construction tract and 30 ft. ROW dedication from the Forest Acres subdivision.

APPROVE the realignment and reclassification of Wilson Road between Winfield Road and Hopper Road as a four-lane, 80-foot ROW Major Thoroughfare (T-4-80) on the MTFP.

Justification:

Because Cherry Construction previously agreed to dedicate 50 feet of ROW along a to-be-realigned Wilson Road, the alternative to realign and reclassify Wilson Road as an 80-foot ROW Major Thoroughfare will only require 30 feet of ROW dedication by Forest Acres homeowners, should they decide to replat in the future. Therefore, the recommended alternative will minimize the impact of the proposed Wilson Road Major Thoroughfare on the existing property owners of Forest Acres.

For Wilson Road between Winfield Road and Hopper Road, there is an existing 80 feet of ROW along existing Mesa Road between Mount Houston Road and Hopper Road. By utilizing this existing roadway and reclassifying as an 80-foot ROW Major Thoroughfare, the proposed amendment will minimize the impact of the Major Thoroughfare alignment on adjacent property owners, while still maintaining adequate ROW for the proposed major thoroughfare.

STAFF ANALYSIS:

Potential Alternatives:

P&D staff is proposing an alternative for Segment A to reclassify Wilson Road from Greens Bayou to Winfield Road as a Major Thoroughfare with four lanes and 80-foot ROW (T-4-80) along the alignment proposed in this amendment, as opposed to Harris County's originally proposed T-4-100 classification. This alternative would still require ROW dedication by property owners and ROW acquisition by Harris County, but it would lessen the amount of ROW dedication required of property owners of the Forest Acres single-family residential lots adjacent to the east side of the proposed realignment. Under this alternative, Cherry Construction is still required to dedicate 50 feet of ROW. Should the residential property owners of Forest Acres, the residential subdivision along the east side of Wilson Road, decide to replat in the future, however, they would only need to dedicate 30 feet of ROW on the back of their properties as opposed to the 50 feet of ROW dedication that would have been required in the original 100-foot ROW proposed amendment.

Population & Employment Projections:

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the area around the Wilson Road MTFP amendment proposal. According to HGAC data, overall density in this area is forecasted to remain very low, despite the projected growth in population from approximately 5,500 in 2015 to approximately 15,000 by 2040. The population growth rate for the area will vastly outpace the projected growth rate for the City of Houston ETJ as a whole. Employment in this area is forecast to remain very low, with negligible

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growth from 1,206 jobs in 2015 to 1,267 jobs by 2040. 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 | 5,539 | 0.7 | - | 1,206 | 0.1 | - |
| 2020 | 5,527 | 0.7 | -0.2% | 1,206 | 0.1 | 0.0% |
| 2030 | 8,157 | 1.0 | 47.6% | 1,270 | 0.2 | 5.3% |
| 2040 | 15,472 | 1.8 | 89.7% | 1,267 | 0.2 | -0.2% |
| Change (2015 to 2040) | 9,933 | 1.2 | 179.3% | 61 | 0.0 | 5.1% |
| 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 11 Traffic Analysis Zones (TAZ) encompassing approximately 8,400 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The property north of Winfield Road is located under an existing General Plan, Fall Creek GP which was initially approved in 2011 and revised in 2014 and 2015. The property south of Winfield Road was dedicated under the original Houston Suburban Heights plat recorded in 1909. The realignment would be located under blocks 17-20 of the recorded plat. The new alignment would intersect with the existing Mesa Road alignment at unimproved Hopper Road just north of the railroad tracks. Recent platting activity in the area is reflected in the table below.

| Subdivision Name | PC Action Date | Land Use | Property Size- Acres | Lots |
|---|----------------|---------------------------------|-------------------------|------|
| Generation Park GP | 2/28/2013 | General Plan | 1151.00 | |
| Fall Creek Stroker Automotive | 7/25/2013 | Commercial | 1.51 | |
| Generation Park West Rail Sit Yard | 8/22/2013 | Industrial | 82.60 | |
| Eagle Creek Sec 1 partial replat no 1- Withdrawn | 9/19/2013 | SF Residential | 2.46 | 6 |
| Fall Creek View Drive and Redstone Maintenance Reserve | 10/31/2013 | Street Dedication/Commercial | 14.43 | |
| Fall Creek Lift Station No 5 | 12/5/2013 | Lift Station | 0.57 | |
| Apache Multipurpose Campus General Plan | 1/23/2014 | General Plan | 123.55 | |
| Apache Multipurpose Campus Sec 1 | 1/23/2014 | Commercial | 101.80 | |
| Fall Creek East GP | 6/26/2014 | General Plan | 41.60 | |
| Fall Creek Sec 40 | 8/7/2014 | SF Residential (public street) | 16.58 | 57 |

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|---|------------|--------------------------------|---------|-----|
| Fall Creek Sec 42 | 8/7/2014 | SF Residential (public street) | 13.60 | 68 |
| Fall Creek Drainage Reserve | 9/18/2014 | Drainage/Detention | 1.13 | |
| Generation Park West | 10/30/2014 | General Plan | 1151.20 | |
| Apache Multipurpose Campus Sec 2 | 12/4/2014 | Commercial | 84.70 | |
| HISD North Forest High School | 12/4/2014 | Unrestricted | 60.89 | |
| HISD North Forest High School General Plan | 12/4/2014 | General Plan | 269.14 | |
| Fall Creek GP | 1/22/2015 | General Plan | 2500.00 | |
| Fall Creek East Sec 1 | 5/28/2015 | SF Residential (public street) | 22.13 | 102 |
| Fall Creek Sec 43 | 6/11/2015 | SF Residential (public street) | 7.49 | 23 |
| Fall Creek Sec 44 | 6/11/2015 | SF Residential (public street) | 8.14 | 32 |
| Fall Creek Sec 21 Replat No 1 Partial Replat No 1 | 10/15/2015 | Multi-use Reserve | 16.50 | |
| Redstone View Drive and Reserve | 10/15/2015 | Unrestricted | 0.56 | |
| Furay Park View | 3/17/2016 | SF Residential/Unrestricted | 19.19 | 9 |
| Nightingale View | 4/28/2016 | SF Residential (public street) | 7.42 | 1 |
| Fall Creek East Sec 2 | 5/12/2016 | SF Residential (public street) | 47.02 | 97 |

Right-of-Way (ROW) Status:

Wilson Road is planned to be a 100-foot ROW Major Thoroughfare with four lanes north of Winfield Road to match the 100-foot Wilson Road dedication within the Fall Creek development. There has not been any ROW dedicated north of Winfield Road within this roadway corridor.

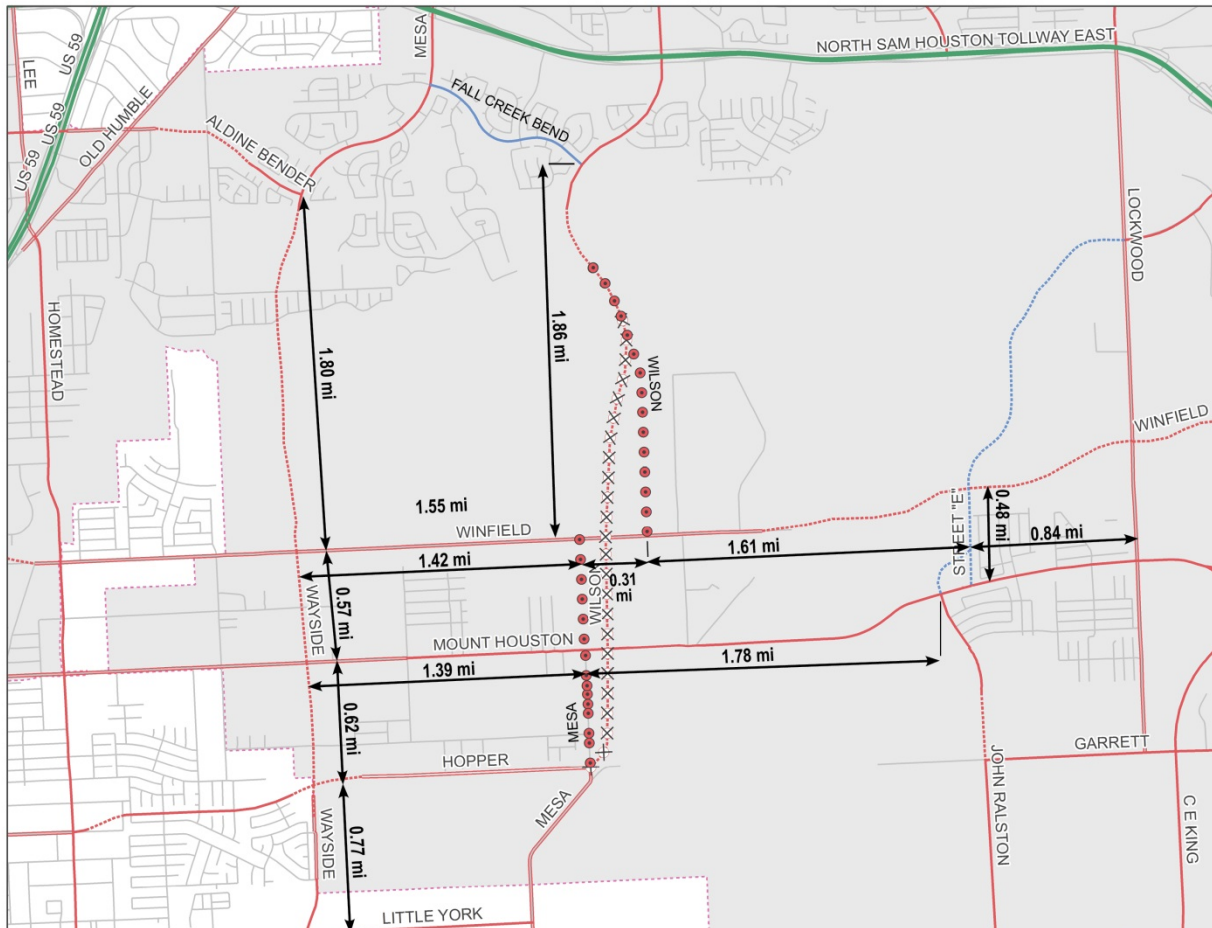
Winfield Road is not improved west of the proposed Wilson/Mesa alignment at the existing detention pond nor does Winfield Road have access across Greens Bayou into the Generation Park West development. Within the Wilson/Mesa realignment, Winfield Road is county maintained with two lanes of pavement within a 40-foot ROW.

South of Winfield Road, Mesa Road has an existing 50-foot ROW dedication by the Houston Suburban Heights plat. This is currently being used as a private access road by the Cherry Construction Corp. South of East Mount Houston Road, Mesa Road is an existing two-lane road within an 80-foot ROW.

Spacing:

The proposed Wilson Road realignment is located 2.8 miles east of the intersection of US 59 and Beltway 8 and extends 2.5 miles from Greens Bayou to Hopper Road. Section A from Greens Bayou to Winfield Road is 1.31 miles in length. Section B from Winfield Road to Hopper

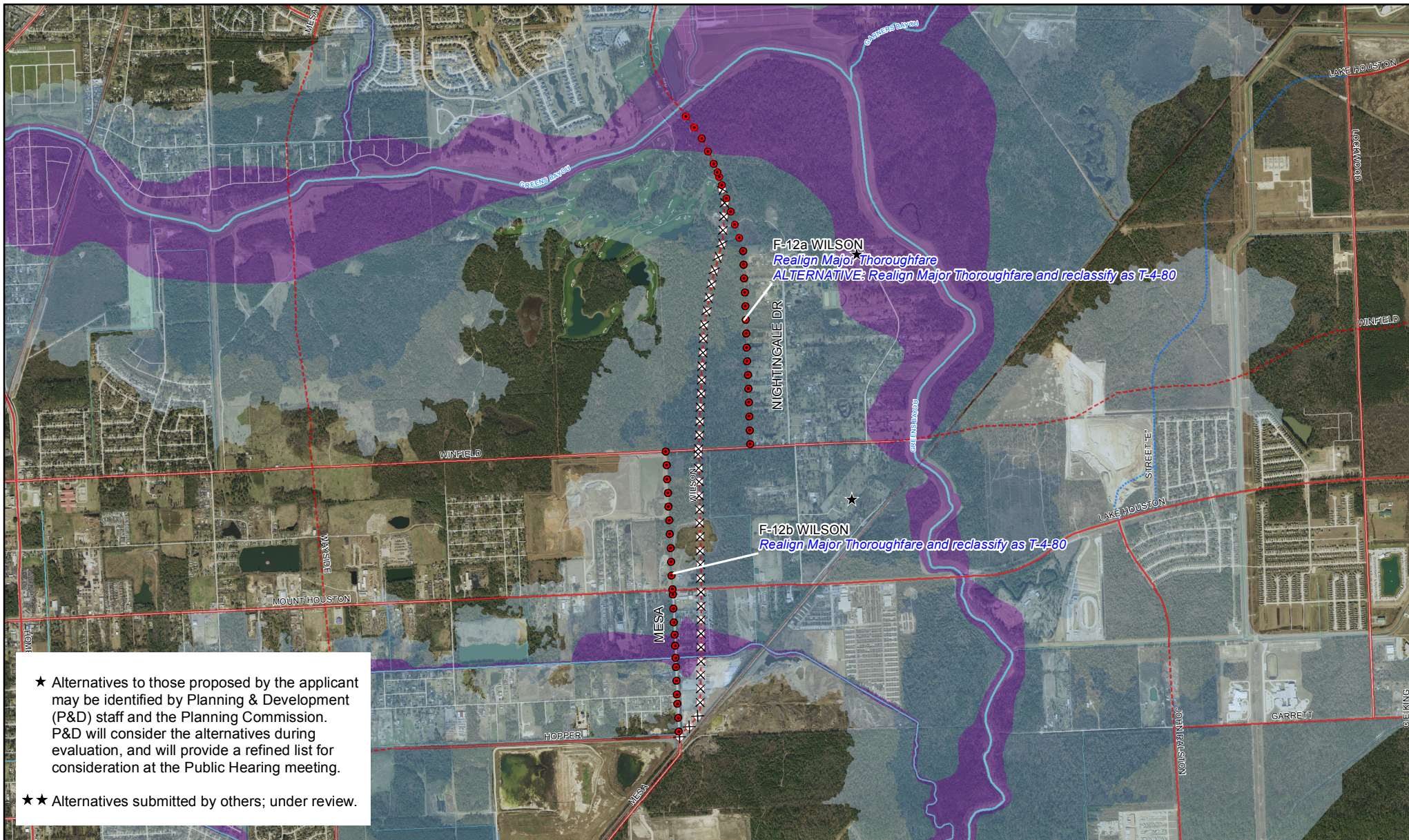
Drive (along existing Mesa Road) is 1.19 miles in length. The Wilson Road major thoroughfare alignment parallels four other major thoroughfares in this area: Lockwood Road approximately 2.45 miles to the east; John Ralston Road approximately 1.78 miles to the east; N. Wayside Drive approximately 1.42 miles to the west; and Homestead Road approximately 2.60 miles to the west. East-west major thoroughfare spacing in the area varies from 0.5 to 1.8 miles apart.



| Street | From | To | Classification | Direction | Spacing |
|--------------------|--------------------|--------------------|----------------|-----------|---------|
| Hopper Road | N. Wayside Drive | Mesa Road | T-4-100 | E-W | 1.39 mi |
| Mesa Road | Winfield Road | Mount Houston Road | T-4-100 | N-S | 0.57 mi |
| | Mount Houston Road | Hopper Road | T-4-100 | N-S | 0.62 mi |
| Mount Houston Road | N. Wayside Drive | Mesa Road | T-4-100 | E-W | 1.39 mi |
| | Mesa Road | John Ralston Road | T-4-100 | E-W | 1.78 mi |
| Street "E" | Winfield Road | Mount Houston Road | MJ-4-100 | N-S | 0.48 mi |
| N. Wayside Drive | Aldine Bender Road | Winfield Road | T-4-100 | N-S | 1.80 mi |
| | Winfield Road | Mount Houston Road | T-4-100 | N-S | 0.57 mi |
| | Mount Houston Road | Hopper Road | T-4-100 | N-S | 0.62 mi |
| | Hopper Road | Little York Road | T-4-100 | N-S | 0.77 mi |

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|---------------|------------------|---------------|---------|-----|---------|
| Wilson Road | Fall Creek Bend | Winfield Road | T-4-100 | N-S | 1.86 mi |
| Winfield Road | N. Wayside Drive | Mesa Road | T-4-100 | E-W | 1.42 mi |
| | Mesa Road | Wilson Road | T-4-100 | E-W | 0.31 mi |
| | Wilson Road | Street "E" | T-4-100 | E-W | 1.61 mi |



2016 Major Thoroughfare and Freeway Plan Recommendation: F-12 Wilson 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 | —■— | | |

